

**PRELIMINARY LISTING OF CURRENT AND FORMER MTW ACTIVITIES - 8-24-2016**

Under an agreement with HUD's Office of Policy Development and Research, the Urban Institute is in the process of collating the different activities undertaken or being undertaken by existing MTW agencies. This is a preliminary work product that HUD would not normally make public at this point in a research project, but due to the timing of the Research Advisory Committee is making it available to help inform the discussion. It should be assumed that some of this information is not correct and should be treated as informational. Any use of this information should be verified before using it for any other purpose.

Activity category	Activity	PHA	Init Name	Init #	Plan year	implementation year	on hold year	closed out year	Status	Description
Admissions policy	Direct Referral	Housing Authority of the County of San Mateo	Local Referral Process for Supportive Service Exception Units, in Project Based Voucher (PBV) Complexes	2015-31	2015				Not yet implemented	HACSM is proposing to implement a local referral process for supportive service exception units. Upon notice from an owner that an exception unit has been vacated, HACSM will provide applicants to the owner from its waitlist. If HACSM is unable to provide a list of applicants to the project owner within 15 business days, or upon owner screening, if it is determined that none of the applicants provided by the PHA wait list meet the owner's selection criteria or the applicants subsequently do not meet HACSM eligibility requirements, HACSM will accept direct referrals from the owner for eligibility determination for that exception unit. As always, the owner will be required to notify HACSM, in writing, of any rejected applicant and the grounds for the rejection.
Admissions Policy	Direct Referral	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-8: 30-Day Referral Process for Project-Based Vacancies	2009-8	2009	2010			Ongoing	HACSC proposes to allow direct owner referrals of applicants after 30-days of unsuccessful attempts (including a "good faith effort" certification) by the owner to process referrals from the HACSC project-based applicant wait list.
Admissions Policy	Direct Referral	Boulder Housing Partners	2015-2: Project-Based Voucher Applicant Process	2015-2	2015				Not yet implemented	This initiative allows applicants to be chosen by the service provider or the owner of the property, which will provide for a quick turn around on a vacant unit and choosing an applicant who will fit the community and benefit from the services provided.
Admissions policy	Eligibility requirement alterations	Keene Housing	Eligibility Administration Guidelines (Formerly Eligibility Administration and Homeownership)	1999.01.HC	1999	2000			Ongoing	KH's MTW HCV program income eligibility threshold was increased to 80% of Area Median Income (AMI) as part of its original MTW agreement. This expanded the number of programs available to low-income households by targeting households up to 80% AMI. In addition, Keene Housing established a \$100,000 asset threshold to its MTW program's eligibility guidelines in 2014.
Admissions policy	Eligibility requirement alterations	Alaska Housing Finance Corporation	Income Limits	2013-3	2013				Closed out	In order to address community concerns about services to those most disadvantaged due to inadequate access to decent, safe, and sanitary housing, AHFC is proposing to lower its income limits to serve those populations most in need.
Admissions policy	Eligibility requirement alterations	Vancouver Housing Authority	Renter Education Required for Applicants	2009-16	2009				Ongoing	Under this activity new applicants for Public Housing and the Housing Choice Voucher program must complete a rent education course prior to being offered a unit or voucher when they reach the top of the waiting list. Exemptions can be made for disability related or other issues. The course covers topics including money management and credit, landlord/tenant rights and responsibilities, how to be a good renter, and how to find landlords that will rent to you. Applicants who complete the course receive a certificate of completion that is recognized by many landlords in the community and can substitute for good credit and references in tenant screening policies.
Admissions policy	Eligibility requirement alterations	San Antonio Housing Authority	Early Engagement	FY2014-2					Ongoing	This activity establishes a requirement that applicants complete a defined set of courses upon admission to PH or HCV. The courses are designed to provide incoming households with the skills to become successful residents, while establishing clear expectations and minimizing the number of crisis situations over the long term. The curriculum is the product of formal partnerships with other agencies who participate as instructors or advisors in the design and implementation of the courses. Topics include finding the right home/neighborhood, working with landlords, financial literacy, fair housing, safety, upkeep, and sustainability.
Admissions policy	Eligibility requirement alterations	Housing Authority of the City of Pittsburgh	Modified Housing Choice Voucher Program policy on maximum percent of adjusted monthly income permitted		2001	2001			Ongoing	Originally approved in 2001, HACP's operation of the Housing Choice Voucher Program allows flexibility in the permitted rent burden (affordability) for new tenancies. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant portion of rent is used as a guideline, not a requirement.
Admissions policy	Eligibility requirement alterations	Housing Authority of the County of San Mateo	Revise Eligibility Standards	2011-17	2011	2011			Ongoing	HACSM implemented an asset value limit for all new applicants and participants. The HACSM policy includes the following criteria: 1) If an applicant has assets exceeding \$100,000, or a present ownership interest in a suitable home in which they have a legal right to reside, they are determined to be ineligible for the program, 2) If a participant experiences an increase in assets, such that their assets are currently valued at more than \$100,000, or has (since their last reexamination) gained ownership interest in real property in which the participant has a legal right to reside, the participant would be determined ineligible for continued assistance. This determination is made through the recertification process, annually or biennially, based on the household's regular recertification schedule.
Admissions policy	Eligibility requirement alterations	King County Housing Authority	Income Eligibility and Maximum Income Limits	2008-17	2008				Not yet implemented	Consider a policy that would cap the income that residents may have and still be eligible for KCHA programs.
Admissions policy	Eligibility requirement alterations	King County Housing Authority	Section 8 Applicant Eligibility	2007-4	2007	2007		2007	Closed out	Increased program efficiency by removing eligibility for those currently on a federal subsidy program.

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Admissions policy	Eligibility requirement alterations	Lawrence-Douglas County Housing Authority	Mandatory Orientation.	09-2	2009	2010		2015	Closed out	Required mandatory orientation program for all new residents on the services and programs offered by the LDCHA Resident Services Office. This Activity educates residents about available services to access in times of crisis that could lead to termination of their housing assistance, or as a resource for households motivated toward upward mobility, economic self sufficiency and homeownership.
Admissions policy	Eligibility requirement alterations	Lincoln Housing Authority	Income Eligibility	Initiative 1	1999	1999			Ongoing	All applicants for HUD subsidized units must provide adequate evidence that the household's anticipated annual income for the ensuing twelve month period does not exceed the following income limits based on area median income adjusted for family size: Public Housing: 80% of median income Housing Choice Voucher: 50% of median income. Income targeting will not be used.
Admissions Policy	Eligibility Requirement Alterations	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-2: Expediting Initial Eligibility Income Verification Process	2009-2	2009	2009			Ongoing	This activity extends the timeframe of the application documents window from 60 days to 120 days
Admissions Policy	Eligibility Requirement Alterations	Chicago Housing Authority	2011-4: Authorization of Qualified PRA Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations	2011-04	2012	2012			Ongoing	CHA has authority to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants.
Admissions policy	Eligibility Requirement Alterations	King County Housing Authority	Implement a Maximum Asset Threshold for Program Eligibility	2010-10	2010				Not yet implemented	Limit the value of assets that can be held by a family in order to obtain (or retain) program eligibility.
Admissions policy	Preference alterations	Housing Authority of the City of New Haven	HCV Preference and set-aside for victims of foreclosures	1.5	2009	2010			Ongoing	As an effort to protect vulnerable residents, HANH established a preference for eligible HCV participants and applicants, up to 50 tenant-based and/or project based vouchers annually, to prevent homelessness among this population.
Admissions policy	Preference alterations	Alaska Housing Finance Corporation	Local Preferences	2010-12	2010				Closed out	Remove a homeless or substandard housing preference from a family that refuses to accept an offer of one or more Public Housing units.
Admissions policy	Preference alterations	San Antonio Housing Authority	Elderly Admissions Preference at Select Public Housing Sites	FY2015-2					Not yet implemented	This activity establishes a 4-to-1 elderly admissions preference at specific communities in order to increase housing choices for elderly households. In practical terms, this activity allows the admission of four elderly applicants from the waiting list before admitting a non-elderly applicant, until such time as an optimal mix of elderly and non-elderly disabled residents is reached for the community. No residents will be required to relocate in order to meet these targets. The agency is not establishing a date by which to achieve the 80/20 target, and will rely solely on the normal resident turnover process to gradually transition the population balance. This activity impacts only two public housing communities, and only 85 units over 3-5 years. The impact will be gradual, at a rate of around 20 units per year for both properties.
Admissions policy	Preference alterations	San Antonio Housing Authority	Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services	FY2011-9					Ongoing	SAHA allocates set-aside of tenant-based vouchers for households referred by non-profit sponsors who commit to provide supportive services. The set-aside would be for households with specific priority needs, such as those who are homeless. Current partners are The Center for Health Care Services (CHCS) and San Antonio Metropolitan Ministries (SAMM)...The set aside program was implemented in December 2011. Since implementation SAHA has leased up 195 participants of which 31 have terminated the program. SAHA does not anticipate any significant or non-significant changes to this activity in the Plan year, nor to metrics, baselines, or benchmarks
Admissions policy	Preference alterations	Louisville Metropolitan Housing Authority	Special Referral MTW HCV Programs (Full Portability)	45-2015	2015	2015			Ongoing	In addition to Special Referral Programs with partners who offer programs with graduation requirements, LMHA has established local preferences for families of the Day Spring and Wellspring programs, and families referred to LMHA by organizations that provide supportive services to low-income families in the community.
Admissions policy	Verification policies on eligibility	Housing Authority of Columbus, Georgia	Administrative reforms	2014.03	0				Ongoing	Self-certification of assets: Household assets will be verified by third-party verification or documents upon admission to the programs. This will provide the baseline for occupancy specialists to use in future years to determine if households are eligible to self-certify to the amount of assets they hold
Admissions policy	Verification Policies on Eligibility	King County Housing Authority	Revised Definition of "Family"	2014-2	2014	2014			Ongoing	This initiative will result in the modification of Public Housing Admissions and Continued Occupancy Policy (ACOP) to direct limited housing resources to those households historically considered in greatest need : elderly, near-elderly and disabled households and families with children. As planned, KCHA's eligibility and tenant selection policies will be modified to require each household to include at least one elderly or disabled individual or a minor/dependent child. Households that do not include one or more of these individuals would not be eligible for participation in KCHA's federally assisted housing programs. Exceptions to this policy would be allowed for participants in programs targeting specific populations pursuant to funding and program requirements

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Admissions Policy	Verification Policies on Eligibility	Philadelphia Housing Authority	2004-6: Family Economic Development Action Plan/Tenant Responsibility Training	2004-6	2004			2014	Closed out	No description provided. May include elements of resident services activity bucket.
Admissions Policy	Verification Policies on Eligibility	Philadelphia Housing Authority	2004-7: Tenant Responsibility Training	2004-7	2004			2013	Closed out	No description provided. May include elements of resident services activity bucket.
Admissions policy	Waitlist policies	Alaska Housing Finance Corporation	Project-Based Vouchers – Owner-Managed Waiting Lists	2010-7	2010	2012			Ongoing	Owner management of site-based waiting lists for project-based vouchers. Owners are responsible for advertisement, collection of applications, application screening, maintaining a waiting list, and selecting applicants in the appropriate order when filling a vacant unit. AHFC continues to conduct all project-based voucher eligibility functions.
Admissions policy	Waitlist policies	Vancouver Housing Authority	Waiting list preference for applicants without subsidized housing	2010-04	2010				Ongoing	This activity creates a local preference in the VHA Housing Choice Voucher and Public Housing waiting lists for applicants not already receiving subsidized housing. As a MTW activity it waives the requirement that a local waiting list preference in the Housing Choice Voucher program not be denied for a Public Housing resident.
Admissions policy	Waitlist policies	Vancouver Housing Authority	Special admission procedure for assisted living program FY	2009-19	2009				Ongoing	This MTW activity allows for tenant selection to be made by the assisted living administration rather than utilizing a waiting list. The Van Vista Assisted Living program regularly receives inquiries regarding the availability of a unit. If a unit is not immediately available the agency or person making the inquiry continues their search elsewhere as waiting on a list for a unit with assisted living services is not a desirable option. Once a vacancy is anticipated then the next inquiry will be notified and the vacancy filled. The waiver of the waiting list requirement allows for the unique needs of the assisted living population and their need for services
Admissions policy	Waitlist policies	Vancouver Housing Authority	1 “Request Line” Single Waiting List	2002-01	2002				Closed out	No description provided
Admissions policy	Waitlist policies	Tacoma Housing Authority	Allow transfers between public housing and voucher waitlists:	4	2011	2011			Ongoing	The policy combines the public housing transfer list and the list of HCV movers who are having difficulties finding a unit that meets their needs on the private rental market. Households on the public housing transfer list can be issued a voucher if there are no units that meet their needs. Voucher holders may be transferred into a public housing unit if they cannot find a unit on the market that meets their needs.
Admissions policy	Waitlist policies	Seattle Housing Authority	Waiting Lists, Preferences, and Admission	12	2000	2000			Ongoing	Seattle Housing Authority’s MTW flexibilities in this area allow the agency to provide a greater percentage of vouchers to service providers and make decisions if needed to prevent homelessness. These strategies also expedite admission into the program for partner agencies’ clients by allowing agencies to maintain their own waiting lists and allowing applicants referred by selected providers to receive the next available unit.
Admissions policy	Waitlist policies	Housing Authority of the City of Pittsburgh	Establishment of Site Based Waiting Lists.			2006			Closed out	Site-based waiting lists allow applicants for HACP housing to select up to three specific communities in which they would prefer to live, or have the option of selecting the first available community. This streamlines the admissions process and reduces the time from application to leasing for applicants.
Admissions policy	Waitlist policies	Housing Authority of the City of Pittsburgh	Establishment of a variety of local waiting list preferences						Closed out	Establishment of a variety of local waiting list preferences, including a working/elderly/disabled preference and a special working preference for scattered site units.
Admissions policy	Waitlist policies	King County Housing Authority	Develop Site-Based Waiting Lists	2004-3	2004	2004			Ongoing	This initiative streamlines the Public Housing waiting list system. Regional lists provide quicker access for families where the need for housing outweighs the need to be in a specific locale.
Admissions policy	Waitlist policies	Lawrence-Douglas County Housing Authority	Combined Public Housing and Section 8 HCV programs and operations	99-1	1999	1999			Ongoing	This Activity uses MTW flexibility to establish a locally designed waiting list and tenant selection criteria by combining the public housing family housing units and Section 8 HCV into one program called General Housing with one waiting list and single organizational program structure.
Admissions policy	Waitlist policies	Massachusetts Department of Housing and Community Development	PBV Site Based Waiting Lists	2010-1	2010				Ongoing	Under this initiative, DHCD authorizes owner/managers of PBV developments to be responsible for all PBV waiting list intake and management functions. Generally, DHCD intends to require PBV owners to assume and manage these functions; however, exceptions may be made at DHCD’s option. Under the new system, applicants contact the owner/manager of a specific development in order to file an application. Application files and the waiting list itself are maintained at the development site. Owner/managers are responsible for contacting and screening applicants who come to the top of the waiting list, collecting all needed information from the applicant, and then forwarding the applicant to the RAA for eligibility determination and processing.
Admissions policy	Waitlist policies	Oakland Housing Authority	Site Based Wait Lists	06-01	2006	2006			Ongoing	Establishes site based wait lists in all public housing sites, HOPE IV sites, and developments with PBV allocations.
Admissions Policy	Waitlist Policies	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-13 Amendment: Combined Waiting List for the County of Santa Clara and the City of San José	2009-13	2009	2009			Ongoing	This initiative allows HACSC and the housing assistance programs of both the City of San José and the County of San José to use one Annual Plan, one Administrative Plan, and submit a combined MTW plan for both housing authorities.
Admissions Policy	Waitlist Policies	Cambridge Housing Authority	2010-1: Integrate Near-Elderly (58-59 Year Old) Into Elderly Sites’ Wait Lists	2010-1	2010	2010		2014	Closed out	No description provided

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Admissions Policy	Waitlist Policies	Charlotte Housing Authority	2009 Site-Based Waiting Lists for Public Housing and Project-Based Housing Choice Voucher		2009	2010		2013	Closed out	CHA was approved to implement the site-based waiting lists for public housing and Project-Base Housing Choice Voucher units
Admissions Policy	Waitlist Policies	District of Columbia Housing Authority	2004-11: Site-based In-take and Waiting List Management of Public Housing, Redeveloped Properties and Service Rich Properties	11	2004	2005			Ongoing	No description provided
Development	Acquire public housing without prior HUD approval	San Diego Housing Commission	Acquisition of additional affordable units	2011-4	2011	2010			Ongoing	Uses Broader Uses of Funds Authority to acquire affordable housing units in San Diego using MTW funds. Update: SDHC continues to explore viable opportunities to create affordable housing. The significant rehabilitation of the Hotel Churchill is currently in progress.
Development	Acquisition of public housing without prior HUD approval	Lexington-Fayette Urban County Housing Authority	Public Housing Acquisition Without Prior HUD Approva	7					Not yet implemented	Relief from HUD approvals prior to the acquisition of property will enhance LHA's ability to respond quickly to unique market conditions, making the Authority more competitive with other purchasers in the tight real estate markets typical of low poverty areas of the city.
Development	Acquisition of public housing without prior HUD approval	Tulare County Housing Authority	Development of Additional Affordable Housing	five	2009				Ongoing	Our ability to utilize MTW Reserves to finance the acquisition of additional affordable housing units through our partnership with Kaweah Management Company, a non-profit agency managed by HATC, has resulted in an addition of 374 units to our housing stock portfolio. This is critical to our agency's ability to meet the demand for more affordable housing within our county. The table below displays a historical outlook on the number of additional affordable housing units that have been acquired through the utilization of MTW reserves.
Development	Acquisition of public housing without prior HUD approval	San Diego Housing Commission	Development of public housing units using a combination of funds	2011-7	2011	2010			Ongoing	SDHC creates/preserves public housing, without a competitive process, using acquisition and rehabilitation as the method of development. Update: Waivers corrected in the Fiscal Year 2012 Report to include MTW Agreement Attachment C, Section B(1)(b)(ii), B(1)(b)(vii) and B(1)(b)(viii) containing waivers of Sections 8 and 9(g)(3) of the 1937 Act and 24 CFR 982 and 990. MTW Agreement Attachment C, Section C(13) containing waivers of 24 CFR 941.40. SDHC intends to develop additional public housing in Fiscal Year 2014 via the state site conversion. This initiative was combined with the Fiscal Year 2010 Public Housing Development activity.
Development	Acquisition of public housing without prior HUD approval	Housing Authority of Champaign County	Acquisition without HUD Prior Approval	2012-2	2012	2012			Ongoing	To facilitate the development activities described, HACC will utilize its authorization to acquire sites without prior HUD approval and will certify that the HUD site selection requirements have been met.
Development	Acquisition of public housing without prior HUD approval	King County Housing Authority	Acquire New Public Housing	2008-1	2008	2008			Ongoing	KCHA's Public Housing ACC is currently below the Faircloth limit, providing the opportunity for the housing authority to turn on "banked" public housing subsidies to add to the affordable housing supply. KCHA continues to use MTW working capital creatively to leverage this opportunity with a particular focus on the creation or preservation of hard units in high opportunity neighborhoods
Development	Acquisition of public housing without prior HUD approval	Louisville Metropolitan Housing Authority	Simplification of the Public Housing Development Submittal	18-2009	2009	2009			Ongoing	The activity is a simplified proposal for each acquired or developed public housing property. Twice yearly, LMHA also submits a six month report summarizing the Agency's acquisition and development activities to the HUD Louisville Field Office.
Development	Acquisition of public housing without prior HUD approval	Louisville Metropolitan Housing Authority	Acquisition of Mixed-Income Sites for Public Housing	26-2011	2011				Not yet implemented	The activity is acquire units for public housing or vacant land for developing public housing without prior HUD authorization if HUD does not respond to LMHA's request for authorization within 10 days of the submittal date. All acquired properties shall meet HUD's site selection requirements. LMHA will request approval of the HUD Field Office when a pending acquisition deviates from the selection requirements and/or at the discretion of the Executive Director.
Development	Acquisition of Public Housing without Prior HUD Approval	Chicago Housing Authority	2015-1: Expedited Public Housing Unit Acquisition Process	2015-01	2015				Not yet implemented	CHA would provide a commitment to certain developers before they acquire properties that they intend to sell to CHA after rehabilitation or construction; CHA would acquire units and/or buildings without prior HUD approval, provided that CHA certifies that HUD site selection requirements have been met.
Development	Acquisition of Public Housing without Prior HUD Approval	Charlotte Housing Authority	2009-7 Increase Acquisition and Rehabilitation of Existing Multi-Family Properties	2009-7	2009	2009			Ongoing	CHA received approval to implement increasing the acquisition/rehabilitation of existing multi-family properties
Development	Acquisition of Public Housing without Prior HUD Approval	Charlotte Housing Authority	2009-8 Land Acquisition for Future Use	2009-8	2009	2009			Ongoing	The purpose of the activity is to secure as many good locations for new land, if possible, along the new transit corridors and light rail as well as in rapidly developing areas of Charlotte to expand housing choices.
Development	Acquisition of public housing without prior HUD approval; Streamlining of development	Seattle Housing Authority	Development Simplification	1	1999	2004			Ongoing	Development simplification helps Seattle Housing Authority to move quickly to acquire, finance, develop, and remove public housing properties from its stock in an efficient, market-driven manner. MTW flexibilities allow the agency to respond to local market conditions and avoid delays related to HUD requirements and approval processes, which ultimately increases the number of affordable units that Seattle Housing Authority is able to develop and preserve in the community.

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Development	Agency conducted inspections, Agency conducted rent reasonableness	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2012-3 Create Affordable Housing Acquisition and Development Fund	2012-3	2012	2012			Ongoing	This initiative allows HACSC to use MTW funds to continue to seek and pursue opportunities to build new rental housing units. It also allows for the acquisition of existing land and/or units for new construction or rehabilitation.
Development	Local non-traditional (housing development)	District of Columbia Housing Authority	Encourage the Integration of Public Housing Units into Overall Hope VI Communities	23	2012				Not yet implemented	No description provided
Development	Local non-traditional program (housing development)	Keene Housing	Affordable Housing Preservation & Modernization Program	2014.03.HC	2014	2014			Ongoing	In spring of 2014, Keene Housing completed a six-month effort of compiling and aggregating the projected capital needs of the entire KH- and KH-affiliate owned portfolio through 2018. The results were sobering. KH's portfolio will require almost \$3.8M in modernization over the next three and a half years. In the amended FY2014 Plan, KH created the Affordable Housing Preservation and Modernization Program to address these capital needs. The activity allows KH to address the KH- and KH-affiliate owned portfolio's growing capital needs in a rational way, with a predictable schedule, based on greatest need and economies of scale, rather than in reaction to unpredictable and uncertain grant opportunities.
Development	Local Non-Traditional Program (Housing Development)	Lexington-Fayette Urban County Housing Authority	Conversion of Appian Hills Public Housing to Project-Based Vouchers	8					Not yet implemented	While Appian Hills received \$500,000 in ARRA-funded energy improvements (cool roofing materials, new doors, and high-efficiency furnaces and water heaters), this 1970's turnkey development still needs extensive capital improvements – including façade improvements, new windows, insulation in the exterior walls, and soundproofing between units. As part of this renovation, LHA will explore various ways to reconfigure the site's 27 four-bedroom homes.
Development	Local Non-Traditional Program (Housing Development)	Lexington-Fayette Urban County Housing Authority	Development of Project-Based Voucher Units at 800 Edmond Street	9					Not yet implemented	LHA plans to develop between five and eight projected-based 3-bedroom townhomes on a vacant lot owned by the agency on Edmond Street. The property is adjacent to an existing 3-unit public housing site and close to the Authority's Pine Valley Management Office.
Development	Local non-traditional program (housing development)	Alaska Housing Finance Corporation	Mountain View and San Roberto Development	2014-4	2014				Ongoing	AHFC will use its MTW funds and its development expertise to support affordable housing acquisition and development. AHFC will also pursue disposition and redevelopment of its current Public Housing portfolio through its subsidiary entity, Alaska Corporation for Affordable Housing (ACAH).
Development	Local non-traditional program (housing development)	Vancouver Housing Authority	Use of MTW Funds for Leveraging New Affordable Housing	2012-02	2012				Not yet implemented	VHA is committing up to \$2,000,000 in MTW funds for the development of additional affordable housing in Clark County Washington. The re-programmed funds will be used to leverage additional investment funds in amounts far greater than the MTW funds. Development activities may include site acquisition, substantial rehabilitation of existing housing, and the development of new units.
Development	Local non-traditional program (housing development)	Tacoma Housing Authority	Creation and Preservation of Affordable Housing:	16	2012	2012			Ongoing	This initiative allows THA to use its MTW funds to provide low-income families the opportunity to reside in safe, decent, and sanitary housing while paying affordable rents. The affordable housing units may be any bedroom size and will be located within the City of Tacoma. They may be acquired or created by THA to be rented to families at or below 80% AMI. THA intends to allow eligible low-income families to reside in the units, including those that may be receiving Section 8 rental assistance. This activity falls under PIH Notice 2011-45. The broader uses of funds authority under MTW makes this initiative possible as HCV funds can be used to serve a greater number of families residing within the City of Tacoma. These units may house both families who are MTW Housing Choice Voucher participants and families who are not currently receiving other types of rental assistance.
Development	Local non-traditional program (housing development)	Seattle Housing Authority	Procurement	7		1999		2011	Closed out	While Seattle Housing Authority's MTW procurement activity was approved by HUD in the 1999 Annual Plan, HUD has since that time taken the position that it is not an allowable MTW activity.
Development	Local non-traditional program (housing development)	San Antonio Housing Authority	Block grant funding with full flexibility	FY2011-1					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out due to its reference to the MTW Single Fund Flexibility, and not to any additional waivers.
Development	local non-traditional program (housing development)	Housing Authority of Columbus, Georgia	Innovations to reduce homelessness	2014.02	2014	2014			Ongoing	HACG proposes to develop two stand-alone thirty unit permanent supportive housing communities similar to Willow Glen. In addition, sixty additional permanent supportive housing apartments will be developed as part of three planned HACG mixed-finance communities. The New Horizons Community Service Board has agreed to provide supportive services for this housing. HACG realizes that it will take seven to eight years to provide 120 units of permanent supportive housing.

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Development	Local non-traditional program (housing development)	Housing Authority of the City of New Haven	Development of replacement public housing units with MTW Block Grant Funds	1.12	2013	2014			Ongoing	Essentially, HANH will use MTW block grant funds (which are drawn collectively from public housing Operating Funds and Capital Funds and Section 8 Housing Choice Voucher funds) to develop public housing units through a mixed-finance process. The units will be operated as public housing for purposes of admissions, continued occupancy, resident rights, and certain other rules. However, for purposes of providing ongoing operating assistance, HANH will use its MTW authority to design and fund a local program to develop replacement public housing units under a local housing assistance payments contract with the owner entity, with operating assistance being utilized in a manner similar to the project-based voucher program.
Development	Local non-traditional program (housing development)	Housing Authority of the City of New Haven	Development of mixed finance development for Rockview Phase II Rental	1.15	2014				Not yet implemented	Part of Westville RAD submission for the creation of replacement public housing units.
Development	Local non-traditional program (housing development)	Housing Authority of the City of New Haven	Fulton Park Modernization	?	2011		FY2012		On hold	The Fulton Park project continued to be deferred in FY 2014 since HANH has discovered some significant structural issues in the property. HANH is in the process of further studying Fulton Park's structural integrity. Once this evaluation is completed, HANH can continue with planning.
Development	Local non-traditional program (housing development)	Housing Authority of the City of New Haven	Development of mixed use development at 122 Wilnot Road	1.1	2009			2014	Closed out	Completed mixed-finance deal providing 47 housing units, commercial space, and supportive services
Development	Local non-traditional program (housing development)	Housing Authority of the City of New Haven	Creation of a commercial business venture at 122 Wilnot Rd.	1.13	2013	2013			Closed out	Because this initiative was combined with Section V: Initiatives Requiring MTW Funding Flexibility Only, Major Redevelopment Efforts at West Rock, there were no metrics (HUD and internal) used to measure this activity prior to close-out.
Development	Local non-traditional program (housing development)	Housing Authority of the City of New Haven	Redevelopment of 99 Edgewood Avenue (Dwight Gardens) HANH will use MTW Block Grant Banks to develop housing through a mixed finance process	1.14	2013				Closed out	Redevelopment using mixed finance process
Development	Local non-traditional program (housing development)	Housing Authority of the County of San Bernardino	Single Fund Budget	1	2009	2009			Ongoing	Various uses of single fund flexibility; local FSS, community development initiatives (CDI)
Development	Local non-traditional program (housing development)	Housing Authority of the County of San Mateo	Commitment of MTW Funds for Leveraging in the Creation of Additional Affordable Housing in San Mateo County	2012-26	2012	2012			Ongoing	HACSM originally committed up to \$4,000,000 of MTW funds for the development of additional affordable (low income, very low income and extremely low income) housing in San Mateo County. In the HACSM FY13 Annual Plan, HACSM received HUD approval to increase this commitment up to \$8,000,000 of MTW funds. The re-programmed funds are to be used to leverage additional investment funds that will be substantially larger than HACSM commitments. Development activities may include site acquisition, substantial rehabilitation of existing stock, and development of new units.
Development	Local non-traditional program (housing development)	Housing Authority of Champaign County	Affordable Housing Development	2012-3	2012	2012			Ongoing	To facilitate development activities, HACC will utilize its authorization under the Second Amendment to the Amended and Restated Moving to Work Agreement (Amendment to Attachment D) to use Replacement Housing Factor Funds for Development under Option 3. HACC will also use Section 8 and Section 9 funds for development of additional affordable housing.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Development	Local non-traditional program (housing development)	King County Housing Authority	Reporting on the Use of Net Proceeds from Disposition Activities	2015-2	2015				Not yet implemented	KCHA will use net proceeds from last HOPE VI disposition, the following ways, all of which are accepted uses under Section 18(a)(5): 1. Repair or rehabilitation of existing ACC units. 2. Development and/or acquisition of new ACC units. 3. Provision of social services for residents. 4. Implementation of a preventative and routine maintenance strategy for specific single-family scattered-site ACC units. 5. Modernization of a portion of a residential building in our inventory to develop a recreation room, laundry room or day-care facility for residents. 6. Funding of a HUD-approved homeownership program authorized under Section 32, 9, 24 or any other Section of the Act, for assistance to purchasers, for reasonable planning and implementation costs, and for acquisition and/or development of homeownership units. 7. Leveraging of proceeds in order to partner with a private entity for the purpose of developing mixed-finance public housing under 24 CFR 905.604.
Development	Local non-traditional program (housing development)	Lawrence-Douglas County Housing Authority	Create an Affordable Housing Acquisition and Development Fund	13-1	2013	2013			Ongoing	The LDCHA Board of Commissioners authorized the use of up to \$1 million for the development of new low income affordable housing, and LDCHA may use its MTW flexibility to purchase land and/or improvements, or participate in project ownership and/or development by providing financing for direct construction or rehabilitation costs. LDCHA may leverage, where possible, additional funds from private and public sources (including Low Income Housing Tax Credits, Private Activity Bonds, or other available financing methods). This activity is designed to increase housing choice for low-income households utilizing MTW reserves. The increase for 2015 is reflected in Section II, MTW Households Served, due to a pending acquisition of an existing property.
Development	Local non-traditional program (housing development)	Lawrence-Douglas County Housing Authority	Energy Conservation Improvements	10-3	2010			2011	Closed out	Provided \$1.5 million from the single fund MTW budget to finance comprehensive energy improvements under HUD Energy Performance Contracting, resulting in guaranteed annual cost savings sufficient to provide funding for the 20 year investment.
Development	Local non-traditional program (housing development)	Louisville Metropolitan Housing Authority	Develop Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	28-2011	2011				Not yet implemented	The activity is to explore using MTW authority to create locally defined guidelines for the re/development, maintenance and modernization of public housing. LMHA will develop reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. The criteria focus on strategies for developing sustainable housing, preserving affordable housing and developing low-income housing in low-concentration, non-impacted areas of the Agency's jurisdiction.
Development	Local non-traditional program (housing development)	Massachusetts Department of Housing and Community Development	Owner Incentive Fund	2010-3	2010				Ongoing	Beginning in January 2010, an Owner Incentive Fund pilot initiative was established to promote upgrades to the housing stock in areas of the state with a large percentage of older, deteriorated housing stock. DHCD's goals for this activity are: leasing higher quality units including incentivizing owners to upgrade existing housing at least one grade level, i.e. from a "C" to a "B" grade, or from a "B" to an "A" grade; increasing the number of units that are accessible to persons with disabilities; expanding the number of units leased in currently underserved neighborhoods; and encouraging new owner participation.
Development	Local non-traditional program (housing development)	Oakland Housing Authority	Fund Affordable Housing Development Activities	08-01	2008	2008			Ongoing	Utilize single -fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.
Development	Local non-traditional program (housing development)	Orlando Housing Authority	Use of Project-Based Vouchers and Other Resources to Develop Low-Income City Donated Property for Low-Income Elderly Housing, in Conjunction with the Redevelopment of Jackson Court/Division Oaks	7	2012			2014	Closed out	Use of Project-Based Vouchers and Other Resources to Develop Low-Income City Donated Property for Low-Income Elderly Housing
Development	Local Non-Traditional Program (Housing Development)	Minneapolis Public Housing Authority	2011-1: Targeted Project Based Initiative	2011-1	2011	2013			Ongoing	MPHA expanded the location of project-based voucher programs
Development	Local Non-Traditional Program (Housing Development)	Minneapolis Public Housing Authority	2010-5: Foreclosure Stabilization Project Based Voucher Demonstration Program	2010-5	2010	2012			Ongoing	MPHA will purchase, rehab and renting units that had been subject to foreclosure
Development	Local Non-Traditional Program (Housing Development)	Minneapolis Public Housing Authority	2010-3: Conversion of 312 Mixed-Financed public housing units to Project Based Section 8	2010-3	2010				Not yet implemented	MPHA will convert 312 mixed-finance public housing units to Section 8 Housing Choice Vouchers and then project base these units in the same mixed-finance development.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Development	Local Non-Traditional Program (Housing Development)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-12: Adopt Investment Policies	2009-12	2009			2009	Closed out	HACSC will adopt investment policies consistent with California Government Code to the extent such policies are in compliance with applicable OMB circulars and other federal laws. HACSC shall invest only in securities authorized under state law that will allow the flexibility to invest productively, efficiently, and securely.
Development	Local Non-Traditional Program (Housing Development)	Chicago Housing Authority	2000-1: Revitalization of 25,000 Units	2000-1	2000	2000			Ongoing	CHA is committed to the goal of replacing 25,000 housing units as part of the original Plan for Transformation and MTW Agreement obligations. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents.
Development	Local Non-Traditional Program (Housing Development)	Boulder Housing Partners	2015 – 1: Affordable housing acquisition and development fund	2015-1	2015	2015			Not yet implemented	BHP may use its MTW flexibility to purchase land and/or improvements, or participate in project ownership/development by providing financial support, or contribute on direct construction or rehabilitation costs. BHP may leverage, where possible, additional funds from private and public sources (including Low Income Housing Tax Credits).
Development	Local Non-Traditional Program (Housing Development)	Cambridge Housing Authority	2011-1: Expiring Use Preservation Program	2011	2011	2012			Ongoing	CHA converts Enhanced Vouchers to Project-Based Vouchers for private affordable properties with maturing mortgages
Development	Local Non-traditional Program (housing development)	Cambridge Housing Authority	2001-1: Use MTW Resources to Augment State MRVP Leasing Program	2001-1	2001	2001			Ongoing	This program allows CHA to preserve its Massachusetts Rental Voucher Program (MRVP) state rental assistance subsidies. MTW allows CHA to supplement these vouchers with funds from the MTW Block Grant to continue the viability of these subsidies and expand the total number of rental vouchers that CHA administers in the Cambridge market.
Development	Local Non-traditional Program (housing development)	Cambridge Housing Authority	2000-4: Expand Supply of Permanently Affordable Hard Units of Housing	2000-4	2000	2000			Ongoing	This initiative focuses on increasing the supply of hard units in CHA's public housing portfolio and through an increase in project-based vouchers.
Development	Local non-traditional program (housing development)	Cambridge Housing Authority	2000-1: Request for Regulatory Relief for Mixed Finance	2000-1	2000			2014	Not yet implemented	No description provided
Development	Local non-traditional program (housing development)	Cambridge Housing Authority	2008-1: Liberating Assets	2008-1	2008	2008		2014	Closed out	No description provided
Development	Local non-traditional program (housing development)	Housing Authority of Baltimore City	2009-3H. Section 811 Supportive Housing	2009-3H	2009	2009			On hold	HABC reserves the right, in its sole discretion, to combine capital funds made available from voucher or public housing funds, with 811 funds to create units for nonelderly persons with disabilities pursuant to the Bailey Consent Decree.
Development	Local non-traditional program (housing development)	Charlotte Housing Authority	2011-2 Convert Units to Public Housing	2011-2	2011	2011			Ongoing	CHA was approved to implement an activity to utilize public housing units to serve homeless families at Hampton Crest Apartments and to implement a supportive selfsufficiency program
Development	Local non-traditional program (housing development)	Charlotte Housing Authority	2011-3 New Construction of Affordable Units	2011-3	2010	2011			Ongoing	CHA proposes to develop properties into mixed-income communities.



Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Development	Local non-traditional program (housing development)	Charlotte Housing Authority	2010-1 Acquisition of General Partnership Interest	2010-1	2010		2011		On hold	CHA acquired the general partnership interest in Little Rock Apartments, a 240-unit Section 8 multi-family project.
Development	Local non-traditional program (housing development)	Delaware State Housing Authority	2013-C2: Renovation of Wexford Village Using MTW Housing Choice Voucher Reserves	2013 C2	2013	2013			Ongoing	DSHA proposed to renovate Wexford Village, a 60 unit Low Income Housing Tax Credit (LIHTC) property, in Laurel, Delaware.
Development	Local Non-traditional program (housing development)	District of Columbia Housing Authority	2005: Flexible Funding	4.3.05	2005	2005		2010	Closed out	No description provided
Development	Local non-traditional program (housing development)	Philadelphia Housing Authority	2004-1: Neighborhood Development and Revitalization Initiatives	2004-1	2004	2004			Ongoing	No description provided
Development	Local non-traditional program (housing development)	Philadelphia Housing Authority	2004-4: Unit-Based Leasing and Development Program	2004-4	2004	2004			Ongoing	No description provided
Development	Local non-traditional program (housing development)	Philadelphia Housing Authority	2011-3: Expanding Use of LIHTC	2011-3	2011			2013	Closed out	No description provided
Development	Local non-traditional program (housing development)	Philadelphia Housing Authority	2010-1: Accessible Unit Retrofitting and Development	2010-1	2010			2014	Closed out	No description provided
Development	Local Non-traditional program *housing development)	Delaware State Housing Authority	2012-B4: 500 Unit Set-Aside for MTW Eligible Families	2012 B4	2012	2014			Ongoing	This initiative creates a 500 unit set-aside for both Public Housing and the Housing Choice Voucher Programs to increase the overall number MTW participants.
Development	Local non-traditional program(housing development)	Lexington-Fayette Urban County Housing Authority	Local, Non-Traditional Use of MTW Funds: Emergency Reserves for Connie Griffith-Ballard Towers	11					Not yet implemented	LHA requested to retain the flexibility to use MTW funds should Ballard Tower (which is attached to an LMHA-owned public housing site, Connie Griffith Manor; serves low-income, elderly households; and is managed, but not owned, by the LHA) require significant emergency capital repairs. MTW funds would only be used if the tax credit investor can demonstrate to the Authority's satisfaction that it does not have the financial resources to complete the repairs itself.
Development	Local non-traditional program(housing development)	Housing Authority of the City of Pittsburgh	Use of Block Grant Funding Authority for Development, Redevelopment, and Modernization		2012	2012			Ongoing	HACP will expand its use of the Block grant authority authorized in the Moving To Work Agreement to leverage debt to fund public housing redevelopment and modernization. The goal is to address additional distressed properties in HACP's housing stock prior to the end of the current Moving To Work agreement. Specifically, HACP will identify properties for participation in the Step Up To Market Program and will utilize various strategies [listed in plan]
Development	RHF related activity	San Antonio Housing Authority	Preservation and Expansion of Affordable Housing	FY2011-1e					Ongoing	It operationalizes the expansion policies adopted in FY2011 by utilizing the local, non-traditional unit authorization under SAHA's broader uses of funds authority and securing the approval to combine RHF funds into the MTW block grant; which requires the Agency to construct new affordable units (defined as units reserved for households with income at or below 80% AMI). While SAHA may develop new communities with market-rate units in addition to affordable units; this activity does not authorize the use of RHF funds for the development of those market-rate units. It is also important to note that SAHA's flexibility to construct new Section 8/9 units are authorized under the single-fund flexibility only and outcomes are reported in the sources and uses section of this report (Section V). The only units authorized under this activity are units reserved for households with income at or below 80% AMI that are non-Section 8/9.
Development	RHF Related Activity	Boulder Housing Partners	2013-4: Use of Replacement Housing Factor Funds for other affordable housing This activity	2013-4	2013	2014			Ongoing	BHP will use both increments of existing Replacement Housing Factor (RHF) funds to provide capital for a Housing First project

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Development	Streamlining of Development	Seattle Housing Authority	Combined Program Management	15	2008	2008			Ongoing	In some of its communities, Seattle Housing Authority co-locates units funded through project-based vouchers and low income public housing. Combining program management and policies for both of these types of units (referred to as Streamlined Low Income Housing Program, or SLIHP, units) within the same community makes sense and reduces costs by eliminating redundancies, including duplicative rent reviews and inspections. It also avoids unnecessary disparities between tenants of the two different types of units. Seattle Housing Authority's current implementation of this activity allows for all units subsidized by project-based housing choice vouchers to be operated just like public housing subsidized units in communities that receive both types of subsidy. This streamlined approach includes acceptance of slight differences (generally less than \$1) in rent calculation caused by different data systems of record for vouchers and public housing.
Development	Streamlining of development	San Diego Housing Commission	Undertake Public Housing development	2010-10	2010	2010		2011	Closed out	Acquire, rehabilitate, or produce housing units as public housing.
Development	Streamlining of Development	San Antonio Housing Authority	Simplify and streamline HUD approval process for the development, redevelopment, and acquisition of Public Housing	FY2011-2					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because faster transaction times have reduced the need for this activity.
Development	Streamlining of Development	King County Housing Authority	Combined Program Management	2008-4	2008	2008		2009	Closed out	Streamlined program administration through a series of policy changes that ease operations of units converted from Public Housing to Project-Based Section 8 subsidy or those located in sites supported by mixed funding streams.
Development	Streamlining of Development	King County Housing Authority	Develop a Local Asset Management Funding Model	2007-9	2007	2007		2007	Closed out	Streamlined current HUD requirements to track budget expenses and income down to the Asset Management Project level.
Development	Streamlining of Development	King County Housing Authority	Block Grant Non-Mainstream Vouchers	2006-1	2006	2006		2006	Closed out	Expanded KCHA's MTW Block Grant to include all non-mainstream program vouchers.
Development	Streamlining of Development	Louisville Metropolitan Housing Authority	Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies	16-2009	2009			2014	Closed out	HUD investigated the possibility of streamlined demolition/disposition activities for MTW agencies but found that it was not feasible under MTW. Out of concern for residents' rights and the public process, HUD decided that MTW agencies must follow the established procedures for demolition and disposition of property. This activity was officially closed-out FYE 2014.
Development	Streamlining of Development	Minneapolis Public Housing Authority	2009-1: Block Grant and Fungible Use of MPHA Resources	2009-1	2009	2010			Ongoing	MPHA is applying for supplemental funding for 2015 from the City of Minneapolis and from the State to increase the amount of funds allocated to capital improvements above the CFP allocation from HUD.
Development	Streamlining of Development	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2012-4: Create Affordable Housing Preservation Fund for HACSC and Affiliate Owned Properties	2012-4	2012	2012			Ongoing	This initiative provides HACSC with predevelopment financing for recapitalization of existing low-income housing projects developed or owned by HACSC and allows HACSC to leverage funds from other sources and to secure various guarantees (such as operating deficit, tax indemnification, and loan repayment guarantees) associated with the properties.
Development	TDC Limits Determined Locally	Housing Authority of the City of New Haven	Local Total Development Cost (TDC) Limits	1.2	2008	2010			Ongoing	HANH has determined that HUD's standard TDC and HCC limits do not reflect the local marketplace conditions for development and redevelopment activities. HUD's TDC and HCC cost limit reflect an industry average. HANH has identified the need to use products that are of a higher level of quality so that the organization can develop its costs limits to: reduce maintenance cost; increase durability; enhance the quality of life of the residents; and remain marketable and competitive in the local rental market
Development	TDC Limits Determined Locally	Chicago Housing Authority	2010-1: Reasonable Cost Formula and Methodologies for Redevelopment and Rehabilitation Activities	2010-01	2010	2010			Ongoing	HUD approved an alternative reasonable cost formula for CHA redevelopment activities to replace HUD's current Total Development Cost (TDC) limits.
Development	TDC Limits Determined Locally	Chicago Housing Authority	2008-3: Reasonable Cost Formula and Methodologies for Rehabilitation	2008-03	2008			2014	Closed out	CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits.
Development	TDC Limits Determined Locally	Housing Authority of Baltimore City	2009-3C: TDC Limits	2009-3C	2009	2009		2012	Closed out	HABC has established a local Total Development Cost policy for the Thompson 58 scattered site acquisition program.
Development, Resident Services	Local Non-Traditional Program (Housing Development), Local Non-Traditional Program (Service Provision)	Boulder Housing Partners	2012-1: Allow BHP to commit project-based vouchers to cover 100% of the units at converted public housing developments	2012-1	2012	2015			Not yet implemented	This initiative will project base 100% of replacement vouchers at family properties. The goal is to provide services at each site, but we want to be able to project base in advance of such programs being finalized
Homeownership		Portage Metropolitan Housing Authority	Amend the Homeownership Voucher Program to include households who are presently homeowners and under foreclosure.	HCV-2	2010	2010			Ongoing	Homeowners under foreclosure would be permitted to participate in the Homeownership Voucher Program to assist in resolving issues with the bank/mortgage company seeking foreclosure.
Homeownership	Down apayment assistance	Lawrence-Douglas County Housing Authority	Homeownership matching grant.	09-5	2009	2009			Ongoing	Revised original MTW Homeownership Program to create equity between Public Housing and Section 8 to provide up to \$3000 matching grant for MTW households that purchase a home.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Homeownership	Down payment assistance program	Alaska Housing Finance Corporation	Homeownership Program	2010-13	2010				On hold	Offer down payment assistance in lieu of a monthly HAP payment.
Homeownership	Foreclosure Prevention Program	Orlando Housing Authority	Supporting up to 50 Homeowners for Six (6) Months Each by Providing Interim Financial Assistance (vouchers) and Counseling to Prevent Foreclosures	5	2012	2013			Ongoing	Activity 5 is planned to support up to 50 homeowners for six months each by providing interim financial assistance (vouchers) and counseling to prevent foreclosures.
Homeownership	Foreclosure Prevention Program	Minneapolis Public Housing Authority	2009-3: Combined MPHA's Current Homeownership Programs into a Single MTW Initiative with a Foreclosure Prevention Component	2009-3	2009	2009		2012	Closed out	Foreclosure Prevention Initiative that is designed to assist some low-income families in avoiding foreclosure.
Homeownership	Local homeownership program (HCV)	Louisville Metropolitan Housing Authority	Amount and Distribution of HCV Homeownership Assistance	3-2006	2006	2006			Ongoing	LMHA revised its HCV Administrative Plan to allow for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment standard and the 120% FMR in exception rent areas for the Homeownership program.
Homeownership	Local homeownership program (HCV)	Louisville Metropolitan Housing Authority	Exception Payment Standards for HCV Homeownership	13-2009	2009	2009			Ongoing	this activity adjusts payment standards for HCV Homeownership to 120% of FMR in homeownership Exception Payment areas using Census 2000 Owner Occupied Median Value instead of Renter Occupied Median gross rent to calculate exception payment census tracts
Homeownership	Local homeownership program (HCV)	District of Columbia Housing Authority	2004-3: Modifications to HCV Homeownership Program	3	2004	2004			Ongoing	No description provided
Homeownership	Local homeownership program (Public Housing)	Minneapolis Public Housing Authority	2010-4: MPHA Rent-to-Own Initiative (Sumner Field Townhomes)	2010-4	2010	2012			Ongoing	Rent-to-Own Initiative where residents who qualify for public housing will have an opportunity to initially rent and subsequently purchase these units.
Homeownership	Local homeownership program (voucher)	Vancouver Housing Authority	Alternate HCV Homeownership Program	2008-02	2008				Closed out	No description provided
Homeownership	Local homeownership program (voucher)	San Diego Housing Commission	Establish an HCV homeownership program	2010-8	2010	2009	2014		On hold	A homeownership program was created to assist income-eligible HCV participants with purchasing a home. Housing assistance payments are utilized to assist with a mortgage payment rather than as a rental payment. Incentives to purchase a foreclosed home are also program components. Waivers were enacted to modify the eligibility requirements for the program related to the minimum monetary threshold for savings accounts as well as implement the incentives for purchasing foreclosed homes.
Homeownership	Local homeownership program (voucher)	Delaware State Housing Authority	2004-C1: Resident Homeownership Program (RHP)	2004 C1	2004	2004			Ongoing	A Resident Homeownership Program (RHP) was created to provide eligible DSHA Housing Choice Voucher and Public Housing residents the ability to participate in a program to own a home by utilizing Housing Choice Voucher rental assistance towards the payment of a mortgage.
Homeownership	Local non-traditional program (homeownership)	Seattle Housing Authority	Homeownership and Graduation from Subsidy	13	2004	2004			Ongoing	Seattle Housing Authority provides support for the multiple ways that households can successfully move away from housing subsidy – not only through homeownership, but also through unsubsidized rentals in the private market. These strategies include a savings match pilot program, as well as End of Participation clocks for households whose income has increased to the point where they no longer require substantial subsidy.
Homeownership	Local non-traditional program (homeownership)	Housing Authority of the City of Pittsburgh	Combined LIHP and Section 8/HCV Homeownership Program						Ongoing	Initially approved in 2007, with additional components approved in 2010. HACP operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households.
Homeownership	Local non-traditional program (homeownership)	Housing Authority of Champaign County	Local Homeownership Program	2011-6	2011	2011			Ongoing	HACC partnered with Habitat for Humanity to utilize its MTW flexibility to fill a gap in affordable homeownership needs in Champaign County. The goal of the MTW Local Homeownership program is to expand on HACC's Mandatory Self-Sufficiency Program and to assure that other existing affordable homeownership opportunities and services in Champaign County are not duplicated.
Homeownership	Local non-traditional program (homeownership)	King County Housing Authority	Resident Opportunities and Self-Sufficiency (ROSS) Grant Homeownership	2004-8	2004	2004		2006	Closed out	Funded financial assistance through MTW reserves with rules modified to fit local circumstances, modified eligibility to include public housing residents with HCV, required minimum income and minimum savings prior to entry, and expanded eligibility to include more than first-time homebuyers.
Homeownership	Local non-traditional program (homeownership)	Housing Authority of Baltimore City	2009-2. Homeownership Plan	2009-2	2009	2009			Ongoing	HABC modified its existing Section 32 Homeownership Plan. It incorporates features that differ from the standard Section 32 homeownership requirements as follows: The elimination of a firm cap on the percentage of adjusted income that is considered "affordable" for homeownership purposes; Extension of the recapture period for net sales appreciation to a total of 10 years using a declining scale; and Open timetable and the number of scattered site units to be covered under the Plan
Homeownership	Local non-traditional program (homeownership)	Housing Authority of Baltimore City	2012-7H. Direct Homeownership Program	2012-7H	2012	2012			On hold	The direct purchase second mortgage program is for applicants with incomes of no less than \$18,000 per year. Participants in this initiative do not receive a Section 8 homeownership voucher.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Homeownership	Local non-traditional program(homeownership)	Keene Housing	MTW Homeownership Flat Subsidy (Formerly part of the Eligibility Administration and Homeownership Activity)	2008.03.HC	2008	2009			Ongoing	To avoid penalizing homeownership participants who increased their income above 80% AMI while in the process of finding a home, Keene Housing initiated, upon HUD approval of our FY2008 Annual Plan, a flat subsidy for families in the Homeownership Program with incomes between 80% AMI and 140% AMI. KH also applies the flat subsidy and 140% AMI ceiling to households after closing.
Homeownership	Weatherization/Energy Initiative	King County Housing Authority	Energy Service Companies (ESCO) Development	2004-12	2004	2004		2004	Closed out	Used MTW program and single fund flexibility to develop and operate our own ESCo.
Inspection policy	Agency Conducted Inspections	Chicago Housing Authority	2011-2: Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date	2011-02	2011	2012			Ongoing	CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each Request for Tenancy Approval [RTA] received as part of the HCV Owner Excellence Program, and for units with a UEP designation only
Inspection Policy	Agency Conducted rent reasonableness	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2014-2: Eliminate Requirement to Re-Determine Rent Reasonableness When HUD Decreases Fair Market Rents (FMRs)						Not yet implemented	HACSC proposes to eliminate the HUD requirement to re-determine the rent reasonableness of affected units within 60 days of the contract anniversary date when HUD reduces FMRs by 5% or more.
Inspection Policy	Schedule Alteration (Other)	Chicago Housing Authority	2011-6: Acceptance of City Certificates of Occupancy for Initial PRA Inspections	2011-06	2011	2011			Ongoing	CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation.
Inspection Policy	Schedule alteration (Other)	Charlotte Housing Authority	2015-2 Biennial Inspection of Housing Choice Voucher Units	2015-2	2015				Not yet implemented	CHA proposes to modify the frequency of HQS inspections by inspecting qualifying housing stock biennially. Only properties and units that meet certain criteria will be categorized as a High Performance Unit (HPU), thus qualifying for biennial inspections.
Inspection policy	Schedule Alteration (risk based)	Housing Authority of Baltimore City	2006-4. Risk Based Inspections	2006-4	2006	2014			Ongoing	Units that have consistently met annual inspection standards, will be inspected every two (2) years while units that do not have such a track record, will be inspected annually.
Inspection policy	Schedule Alteration (risk based)	Housing Authority of Baltimore City	2010-14. Risk Based Inspections	2010-14	2014	2014			Ongoing	Units in the Baltimore Regional Housing Mobility Program will be re-inspected at least once every 25 months.
Inspection Policy	Substitute Local Inspection Policy	Charlotte Housing Authority	2009-3 Modify Section 8 Inspection Procedures	2009-3	2009	2009			Ongoing	This initiative waives the requirement for an initial Housing Quality Standard (HQS) inspection on newly constructed project-based or tenant-based voucher units and instead, utilizes local building standards inspection and subsequent issuance of a Certificate of Occupancy (CO) as a substitution of the initial or move-in inspection.
Inspections policy		Philadelphia Housing Authority	2004-9: HCV HQS Enforcement	2004-9	2004			2012	Closed out	No description provided
Inspections policy	Agency conducted inspections	Alaska Housing Finance Corporation	HQS Inspections on AHFC Properties .	2010-6	2010	2011			Ongoing	Allow AHFC staff to inspect AHFC-owned units and determine rent reasonableness instead of paying a third party to conduct these inspections. This was created to reduce costs associated with voucher holders wanting to use an AHFC voucher in an AHFC-owned property.
Inspections policy	Agency conducted inspections	Vancouver Housing Authority	VHA staff to perform HQS and rent reasonable on VHA owned properties	2011-04	2011				Ongoing	This MTW activity allows the VHA to have Section 8 HCV department staff perform HQS inspections and determine rent reasonableness for units owned by the VHA or owned by an entity substantially controlled by the VHA such as a tax credit property. This authority creates substantial savings compared to what the VHA was being charged by contracted inspectors.
Inspections policy	Agency conducted inspections	San Diego Housing Commission	Authorize the SDHC to inspect and determine rent reasonableness for SDHC owned properties	2010-2	2010	2009			Ongoing	Utilizes a local procedure to conduct inspections and determine rent reasonableness for SDHC-owned properties are conducted by SDHC. Update: No change in the status of the activity.
Inspections policy	Agency conducted inspections	San Antonio Housing Authority	HQS Inspection of SAHA-owned non-profits by SAHA inspectors	FY2013-4		2013			Ongoing	This activity allows SAHA inspectors (instead of third-party contractors) to inspect and perform rent reasonableness assessments for units at properties that are either owned by SAHA under the Agency's non-profit portfolio or owned by a SAHA affiliate under the Agency's partnerships portfolio. At the time of implementation, SAHA's inspections department was equipped to absorb the additional inspections without the need to add additional full-time or part-time equivalent positions.
Inspections policy	Agency conducted inspections	Housing Authority of Portland	Inspections and rent reasonableness at Home Forward-owned properties	08	2013	2013			Ongoing	In cases where a voucher holder is renting a unit we own, Home Forward utilizes our own staff to perform inspections and determine rent reasonableness. In cases where Home Forward both owns and manages the unit, we hire a third party to conduct quality control inspections and rent reasonableness testing at a sample of these units. This ensures standards are being met while mitigating any conflict of interest.
Inspections policy	Agency conducted inspections	Housing Authority of the City of Reno	Allow RHA to inspect its own HCV units	2015-2	2015				Not yet implemented	RHA will perform all inspections on all tenant and project-based voucher units regardless of ownership or property management status including those that are owned or managed by RHA.
Inspections policy	Agency conducted inspections	Housing Authority of the County of San Mateo	Simplify HQS Process	2010-10	2010				Ongoing	HACSM is allowed to inspect HACSM-owned properties to determine HQS compliance. HACSM not required to submit inspection reports for HACSM-owned or affiliated properties to the HUD Field Office

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Inspections Policy	Agency Conducted Inspections	Chicago Housing Authority	2011-10: Authorization of Qualified PRA Owners/Property Managers to Perform Annual Inspections	2011-10	2011	2012			On hold	CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code requirements.
Inspections Policy	Agency conducted inspections	Boulder Housing Partners	2012-7: Implement a landlord self-certification system for HQS inspections for the voucher program	2012-7	2012				Closed out	BHP will implement a landlord self-certification system for HQS inspections for the Section 8 Housing Choice Voucher Program
Inspections policy	Agency conducted inspections policy	Housing Authority of the County of San Mateo	Institute Biennial Inspection Schedule for Units Under Contract	2011-15	2011	2011			Ongoing	All HCV units are inspected on a biennial schedule. HACSM continues to conduct any complaint inspections. The units must at all times meet Housing Quality Standards while under contract
Inspections policy	agency conducted inspections; schedule alteration	Seattle Housing Authority	Inspection Protocol	3	1999	2001			Ongoing	Seattle Housing Authority uses a cost-benefit approach to unit and property inspections. Current strategies within this approach include using Seattle Housing Authority's own staff to complete inspections of its properties with vouchers and inspecting residences less frequently.
Inspections policy	Agency conducted rent reasonable	San Diego Housing Commission	Allow lower rents for non-assisted units in SDHC-owned developments	2011-7	2011	2010			Ongoing	Uses a revised rent reasonableness protocol to determine rent reasonableness for assisted units in developments owned by SDHC. Rent reasonableness for the voucher assisted units is determined by comparisons to similar units in the surrounding neighborhoods rather than within the development. Update: No change in the status of the activity
Inspections policy	Agency Conducted rent reasonableness	Alaska Housing Finance Corporation	Reasonable Rent and Family Self-Sufficiency Initiative	2014-1	2014	2014			Ongoing	This activity addresses the MTW Agreement requirement to establish a reasonable rent policy designed to encourage employment and self-sufficiency by participating families (MTW Agreement, Section III). This activity was issued to staff on January 13, 2014 with Numbered Memo 14-01. The program began for Housing Choice Voucher families effective February 1, 2014 for all new admissions and transitioning families with annual examinations effective May 1, 2014 and later.
Inspections policy	Agency Conducted rent reasonableness	Vancouver Housing Authority	Alternative Rent Reasonable Procedure	2004-01	2004				Closed out	No description provided
Inspections policy	Agency conducted rent reasonableness	Holyoke Housing Authority	Rent Reasonableness	2015-2	2015				Not yet implemented	HHA is proposing to eliminate the requirement to re-determine the reasonable rent if there is a 5% decrease in the published Fair Market Rent (FMR) in effect 60 days before the contract anniversary date as compared to the FMR in effect 1 year before the contract anniversary. HHA will continue to complete a reasonable rent determination when a unit is placed under HAP contract for the first time, when an owner requests a contract rent adjustment, and at any other time HHA deems it necessary.
Inspections policy	Agency conducted rent reasonableness	Holyoke Housing Authority	PBV Rent Reasonableness	2015-3	2015				Not yet implemented	Under the new policy, re-determined rents to owners of PBV units, except for certain tax credit units as defined in 983.501(c), shall not exceed the lowest of the reasonable rent or the rent requested by owner. This policy change eliminates consideration of the then current Fair Market Rent (FMR) limits when re-determining PBV rents. HHA also proposes to eliminate the requirement at 983.303(b) to re-determine the reasonable rents for PBV units whenever there is a five percent or greater decrease in the published FMR in effect sixty days before the contract anniversary as compared with the FMR in effect one year before the contract anniversary.
Inspections policy	Agency conducted rent reasonableness	King County Housing Authority	Rent Reasonableness Modifications	2004-9	2004	2004			Ongoing	KCHA now performs Rent Reasonableness determinations only when the landlord requests a rent increase rather than annually. MTW flexibility also allows KCHA to perform Rent Reasonableness inspections at our own properties, rather than contracting with a third party.
Inspections policy	Agency conducted rent reasonableness	Lincoln Housing Authority	Inspection & Rent Reasonableness	Initiative 5	2012	2012			Ongoing	LHA performs inspections and rent reasonableness determinations on the property owned or managed by LHA. This initiative has eliminated the administrative work and cost of acquiring and maintaining a contract to perform inspections and rent reasonableness determinations. Cutting out the middle man, the contractor; improves administrative efficiencies, eliminates confusion for the voucher participant, and improves the response time for performing inspections.
Inspections policy	Agency conducted rent reasonableness	Massachusetts Department of Housing and Community Development	Rent Reasonableness	2013-1	2013				Ongoing	In FY 2013, DHCD eliminated the requirement to re-determine the reasonable rent if there is a 5% decrease in the published Fair Market Rent (FMR) in effect 60 days before the contract anniversary date as compared to the FMR in effect 1 year before the contract anniversary.
Inspections policy	Agency conducted rent reasonableness	Massachusetts Department of Housing and Community Development	PBV Rent Reasonableness	2013-2	2013				Ongoing	In FY 2013, DHCD modified the requirement for conducting rent reasonableness for re-determined rents under the Project Based Voucher (PBV) program. Note that no change is proposed to the existing policy for determining initial rents, i.e. initial PBV rents will continue to be determined in conformance with the provisions of 24 CFR 983.301 through 983.305 as applicable. Under the new policy, re-determined rents to owners of PBV units, except for certain tax credit units as defined in 983.501(c), shall not exceed the lowest of the reasonable rent or the rent requested by owner. T
Inspections Policy	Agency Conducted rent reasonableness	Cambridge Housing Authority	2002-1: Rent Reasonableness Policy & 120% Exception Rents/HCV	2002-1	2002	2009			Ongoing	CHA will determine rent reasonableness at initial move-in, before any increase in rent and before the contract anniversary date or at any other time at the discretion of CHA.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Inspections policy	Landlord tenant certification of condition	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2015-2: Project Based Voucher Inspection Self-Certification	2015-2	2015	2015			Not yet implemented	This initiative will allow owners and tenants to self-certify the correction of reported HQS deficiencies within the 30-day timeframe. This activity will waive that regulatory requirement for only non-life threatening deficiencies.
Inspections policy	Landlord tenant certification of condition	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-4: Timeline to Correct HQS Deficiencies	2009-4	2009			2012	Closed out	This initiative allow self-certification for correction of minor non-life-threatening HQS deficiencies that are the responsibilities of the owner.
Inspections policy	Landlord tenant certification of condition	District of Columbia Housing Authority	Requirement to Correct Minor HQS Unit Condition Discrepancies - Tenant/Landlord Self-Certification	16	2011	2012			Ongoing	No description provided
Inspections policy	Landlord/tenant certification of condition	Keene Housing	Housing Quality Standards (HQS) Landlord Self-certification Inspection Protocol (Formerly Part of the Housing Quality Standards Inspection activity)	1999.02.CE	1999	2000			Ongoing	This activity permits participating property owners to self-certify HQS compliance, after the initial KH HQS inspection, with KH performing quality control inspections on randomly selected owner certified units. Additionally, participants can request a special inspection anytime they believe their unit violates HQS. Units that fail a biennial, quality control, or tenant requested inspection return to a KH administered annual inspection schedule until the unit receives a 'Pass' status.
Inspections policy	Landlord/tenant certification of condition	Housing Authority of Portland	Landlord self-certification of minor repairs	07	2013	2013			Ongoing	Home Forward has implemented a policy that in cases where there are no more than four minor deficiencies, we may accept an owner's certification that required repairs were made. This allowance is made at Home Forward's discretion, and in cases where all deficiencies are minor items as determined by an approved list maintained by Home Forward.
Inspections policy	Landlord/tenant certification of condition	Lawrence-Douglas County Housing Authority	Create a Landlord On-Site Self-Certification that minor repairs are complete.	14-2	2014	2014			Ongoing	This Activity uses MTW flexibility to revise the HQS certification to allow Landlord Self-Certification of Correction at LDCHA's discretion and in cases where all deficiencies are minor non-life-threatening, non-safety-hazard deficiencies as determined by an approved list maintained by LDCHA. The "Landlord On-Site Verification and Re-Inspection Form" is included in Appendix II.
Inspections policy	Schedule alteration	Keene Housing	Affordable housing preservation program alternative inspection schedule	2015.02.CE	2015				Not yet implemented	To further streamline administration of properties participating in the AHPP (page 29), KH is establishing an alternative schedule for Housing Quality Standards (HQS) inspections. This policy adopts a biennial inspection schedule and alternate inspection protocols similar to KH's HQS Biennial Inspection Schedule (page 31) and HQS Alternative Inspection Protocol (page 32) activities
Inspections policy	Schedule alteration	Keene Housing	Housing Quality Standards (HQS) Biennial Inspection Schedule	2011.01.CE	2011	2011			Ongoing	The approval of the FY2011 MTW Plan gave Keene Housing the ability to change the annual Housing Quality Standards (HQS) inspection requirement to a biennial HQS inspection schedule for units meeting HQS compliance at the initial or annual inspection conducted in 2011, including KH-owned and managed properties. Any property that fails an initial or biennial inspection is held to an annual inspection schedule until such time that all units pass an annual inspection.
Inspections policy	Schedule alteration	Lexington-Fayette Urban County Housing Authority	Biennial Housekeeping Inspections for Public Housing Residents	6					Closed out	Through this activity the LHA intended to reduce administrative costs and reward residents for maintaining their units by conducting public housing housekeeping inspections biennially instead of annually for households that maintain an excellent rating for at least two years. Staff determined that costly software modifications would be necessary to track housekeeping ratings, making implementation of this activity cost prohibitive.
Inspections policy	Schedule alteration	Alaska Housing Finance Corporation	HQS Inspections	2010-5	2010	2012			Ongoing	Establish an alternate HQS inspection schedule by allowing for biennial inspections. Allow inspections conducted by other AHFC HQS-qualified staff to serve as quality control inspections
Inspections policy	Schedule alteration	Alaska Housing Finance Corporation	PBV Inspection Requirements	2014-3	2014	2014			Ongoing	For project-based voucher (PBV) developments, AHFC would like flexibility when determining the number of annual and quality control inspections. The number required may vary depending on the development configuration and number of PBV units. AHFC would like to base its initial and annual inspection requirement on the needs of each individual development. AHFC would reserve the right to inspect any time it suspects that the owner is not in compliance with Housing Quality Standards (HQS) or if the fail rate reaches 20 percent at the development. AHFC will continue to investigate tenant complaints regarding the condition of a PBV unit. AHFC will also continue to conduct the initial property and unit inspections before entering into a HAP Contract for the development.
Inspections policy	Schedule alteration	Vancouver Housing Authority	Alternate required inspection schedule in HCV program	2009-06	2009				Ongoing	VHA performs a Housing Quality Inspection (HQS) inspection prior to approving a new lease in the Housing Choice Voucher program and then performs subsequent inspections at least once every 24 months. Both owners and tenants may request special inspections to address any concerns and VHA also conducts quality control inspections.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Inspections policy	Schedule alteration	Tacoma Housing Authority	Modified Housing Choice Voucher Activity	9	2011				Not yet implemented	The activity proposed to modify the annual inspection process to allow for biennial inspections of qualifying HCV units (instead of yearly) and decoupling annual recertification and inspection dates in order to group inspections geographically. Once THA does implement this activity, the agency will inspect voucher units only once every two years if the following is true: (i) the participants resided in the same unit for a minimum of three years and (ii) they passed two consecutive annual inspections on the first visit.
Inspections policy	Schedule alteration	Housing Authority of the City of Reno	Alternate HQS verification policy	2014-7	2014	2014			Ongoing	For HCV units that passed the HQS inspection on the first visit, as long as both the landlord and the tenant sign a certification that the unit is still in good shape, the unit will not be inspected until two years following the passed inspection. This change went into effect and will continue into the future.
Inspections policy	Schedule alteration	Lawrence-Douglas County Housing Authority	Create a Biennial Housing Quality Standards (HQS) Inspection process for existing Housing Choice Voucher (HCV) properties	14-1	2014	2014			Ongoing	This Activity uses MTW flexibility to revise the HQS certification to permit biennial HQS inspections for units that have a record of good property maintenance, a history of making repairs in a timely manner, and have passed HQS on the first inspection for two consecutive annual inspections. If the unit does not pass on the biennial first inspection it will return to the annual inspection schedule. The unit must also have the same resident for 36 months. Special inspections will continue, including at the request of a resident
Inspections policy	Schedule alteration	Massachusetts Department of Housing and Community Development	Biennial Inspections	2011-3	2011				Ongoing	Commencing midway through FY2013, DHCD began to phase in modifications to its HQS inspection policies and procedures to allow for biennial inspections under certain defined circumstances. Under the new policy, tenant-based units that pass an annual inspection on the first attempt are placed on a biennial inspection cycle. In subsequent years, units must continue to pass on the first inspection attempt to remain on a biennial inspection cycle. If deemed necessary, DHCD may consider other related factors, including but not limited to the severity of the repair. DHCD also reserves the right to change any units' inspection frequency based upon management discretion.
Inspections policy	Schedule alteration (clustering)	King County Housing Authority	Modified HQS Inspection Protocols	2004-5	2004	2004			Ongoing	Through a series of Section 8 program modifications, KCHA continues to streamline the HQS inspection process to simplify program administration, improve stakeholder satisfaction and reduce administrative costs. Specific policy changes include: (1) permitting the release of HAP payments when a unit fails an HQS inspection due to minor deficiencies (initially implemented in 2004 to cover annual HQS inspections and modified in 2007 to include inspections completed at initial move-in); (2) clustering inspections to reduce repeat trips to the same neighborhood or building by allowing annual inspections to be completed from eight to 20 months after initial inspection and aligning inspection timing of multiple units in the same geographic location; and (3) allowing our staff to self-inspect KCHA-owned units rather than require inspection by a third party.
Inspections policy	Schedule alteration (clustering)	Orlando Housing Authority	Consolidation of Inspection and Recertification Requirements to Establish an Inspection Process Based on Geographic Location	4	2012	2013		2014	Closed out	Consolidation of Inspection and Recertification Requirements to Establish an Inspection Process Based on Geographic Location
Inspections policy	Schedule Alteration (Flat Reduction)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-3 Reduced Frequency of Inspections	2009-3	2009	2009		2014	Closed out	HACSC conducts biennial inspections of assisted units occupied by MTW families.
Inspections policy	Schedule alteration (other)	Fairfax County Redevelopment and Housing Authority	Streamlined Inspections for Housing Choice Voucher Units	2014-3	2014				Not yet implemented	The FCRHA proposed the following policy changes: · In the first MTW year, all applicants/current participants and owner/landlords will receive information explaining Housing Quality Standards and be required to certify that they understand these standards. · All units will undergo their last annual inspection and start the biennial inspection process in the first MTW year. · In the year between biennial inspections, tenants and owners will self-certify that the unit continues to meet HQS standards or request an inspection. · The FCRHA will start inspecting its own units occupied by HCV participants. · The FCRHA will start inspecting its own project-based HCV properties.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Inspections policy	Schedule alteration (other)	Fairfax County Redevelopment and Housing Authority	Streamlined Inspections for Public Housing Residents	2014-4	2014				Not yet implemented	The activity 2014-4 Streamlined Inspections for Public Housing Residents was first approved in the FCRHA's FY 2014 MTW Plan. The FCRHA proposed the following policy changes: · The applicant/participant family will receive information about UPCS and will be required to certify that they understand these standards. · All units will undergo their last annual inspection (subject to approval by FCRHA inspectors) and start the biennial inspection process in the first MTW year. · In the year between biennial inspections, tenants will self-certify that the unit continues to meet UPCS standards or request an inspection. · Public Housing applicants and participants will have an opportunity to receive a rebate of their rent, by attending UPCS training, passing its most recent inspection and receiving a good housekeeping certification. · Participants that have a unit that fails UPCS through their fault will have their unit inspected a second time within the year by the property manager to ensure compliance with UPCS.
Inspections policy	Schedule alteration (other)	Housing Authority of the City of New Haven	UPCS Inspections	3.2	2008	2008			Closed out	Before this activity was implemented, HANH conducted UPCS inspections of 100% of units and sites each year. UPCS inspections include the entire housing stock, including vacant units. Beginning in FY2008 and every year subsequent, HANH completed a random sampling of no less than 20% of units for UPCS inspections. This allowed HANH to reduce the number of UPCS inspections that must be completed each year.
Inspections policy	Schedule alteration (other)	Housing Authority of the County of San Mateo	Local PBV Inspection Process	2015-33	2015				Not yet implemented	Although HACSM follows a biennial inspection schedule for its PBV units, HACSM may choose to inspect 20% of its PBV units in a building annually. If the inspected unit failed HQS and the deficiencies are not corrected within 30 days upon notification to the project owner or the HACSM-approved extension period, HACSM will abate HAP for the unit. If the deficiencies are not corrected within 90 days after the abatement notice, HACSM will remove the unit from the PBV contract. No retroactive HAP will be made during the abatement period.
Inspections policy	Schedule Alteration (Other)	Lincoln Housing Authority	HQS Inspections Waiver	Initiative 4	2010	2010			Ongoing	To encourage participating landlords and tenants to maintain their units in compliance with Housing Quality Standards (HQS), the required annual inspection will be waived for one year if the annual inspection meets 100% HQS upon first inspection at initial or annual inspection. All units will be inspected at least every other year. This initiative will also allow inspections to coincide with the next annual reexamination date rather than HUD's interpretation that inspections be conducted within 365 days of the previous inspection.
Inspections policy	Schedule Alteration (Other)	Louisville Metropolitan Housing Authority	MTW Unit Inspection Protocol	2-1999	1999	1999			Ongoing	Unit inspections of facilities at LMHA's Section 8 certificate programs that are managed by organizations, with which the Agency has had a long-term and outstanding relationship, are waived upon initial occupancy and held once per year concurrently.
Inspections Policy	Schedule alteration (Other)	Boulder Housing Partners	2013-1: Housing Quality Standards Inspection Schedule	2013-1	2013	2013			Ongoing	Beginning in 2013, these households will have an HQS inspection conducted at the same time as their triennial recertification.
Inspections policy	Schedule alteration (Other)	District of Columbia Housing Authority	HQS Biennial Inspections for Landlords in Good-Standing	28	2015				Not yet implemented	No description provided
Inspections policy	Schedule alteration (Other)	District of Columbia Housing Authority	HQS Scheduling	29	2015				Not yet implemented	No description provided
Inspections policy	Schedule alteration (Other)	District of Columbia Housing Authority	2005: Modification to HCV Inspections Scheduling	1.8.05	2005			2006	Closed out	No description provided
Inspections policy	Schedule alteration (risk based)	Holyoke Housing Authority	Biennial HQS Inspections	2013-5	2013			2013	Closed out	Holyoke Housing Authority intended to use its MTW Authority to develop and implement a riskbased HQS inspection schedule in the Housing Choice Voucher Program. Units would continue to be physically inspected annually, unless HHA designated the unit as "low-risk" per the criteria listed below. Units designated as "low-risk" will be moved to a biennial schedule for physical inspections. In the place of the physical inspection, on the off year landlords of "low-risk" units would be required to self-certify that the units meet HQS standards.
Inspections policy	Schedule alteration (risk based)	Housing Authority of Columbus, Georgia	Streamlined HQS inspections	2014.05	2014	2014			Ongoing	Activity seeks to streamline its Housing Quality Standards (HQS) inspections to attain a cost effectiveness and savings by inspecting properties that pass either the initial inspection or the first re-inspection every two years. Properties that fail after the first reinspection are put on the annual inspection list.
Inspections policy	Schedule alteration (risk based)	Oakland Housing Authority	Alternative HQS System	09-01	2010	2011			Ongoing	Uses a risk -based strategy to allocate HQS inspection resources in order to improve compliance at problem properties and allocate fewer resources to properties with a history of compliance.



Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Inspections policy	Schedule alteration; landlord/tenant certification of condition	San Diego Housing Commission	Implement a revised inspection protocol	2010-1	2011				Ongoing	The modified inspection protocol reduces the number of required inspections by placing qualifying units on a Biennial Inspection Cycle and allowing owners to selfcertify Housing Quality Standards for minor fail items. Update: Results for HQS inspections occurring before implementation of the activity may not be considered for purposes of placement on the biennial inspection cycle.
Inspections policy	Schedule alteration(clustering)	Minneapolis Public Housing Authority	2012-1 Biennial Housing Quality Standards Inspections for Multifamily Complexes	2012-1	2012	2012		2014	Closed out	Inspection: MPHA changed the HCV Program's annual Housing Quality Standards (HQS) Inspection requirement to a biennial HQS Inspection requirement for units in multifamily complexes of six (6) units or more
Inspections policy	Schedule Alteration(Other)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-6: 20% Sample Inspections Annually for PBV Units	2009-6	2009			2009	Closed out	HACSC proposes to inspect annually a random sample of at least 20% of project-based certificate units and project-based voucher Initial Guidance units. However, if any of the 20% annual sample units fail inspection, HACSC will inspect 100% of the PBV units in the complex.
Inspections policy	Substitute local inspection policy	Keene Housing	Housing Quality Standards (HQS) Alternative Inspection Protocol	2013.01.CE	2013	2013			Ongoing	In FY2013 Keene Housing was authorized to discontinue HQS inspections in units held to a stricter inspection protocol – REAC/UPCS, State Finance Authority, etc. If a property is inspected under a stricter alternative inspection method, and the property receives a “pass” score, KH relies on that inspection to demonstrate compliance with the property's biennial HQS inspection requirement.
Inspections policy	Substitute local inspection policy	Lexington-Fayette Urban County Housing Authority	Streamlined HQS Inspection Policy for Housing Choice Voucher	5					Not yet implemented	While LHA intends to uphold HUD's high standards of decent, safe, and sanitary housing maintained in good repair for all HCV households, the Authority believes it can achieve this outcome more cost-effectively through a new Star Rating System for HCV property owners. LHA spent Year 1 of its participation in the MTW Demonstration crafting this new inspection process, aiming to create a streamlined, cost-effective approach that aggressively enforces HQS at the most at-risk/problematic properties, while reducing inspection frequency at high-quality properties.
Inspections policy	Substitute local inspection policy	Housing Authority of the City of New Haven	Revised HQS inspection protocol	3.3	2011	2011			Closed out	By reducing the number of required HQS inspections, HANH has realized cost and staff time savings while still maintaining Quality Control inspections of approximately 10% of these units, and the standard of 24 hour correction requirement for health and safety deficiencies. Additionally, the protocol requires HQS deficiencies to be corrected within 30 days or HANH will abate the landlord's rent. Quality Control inspections are performed in-house by HANH staff.
Inspections policy	Substitute local inspection policy	Housing Authority of the City of Pittsburgh	Pre-Approved Inspection Certification for Multi-Unit Housing	1	2015				Not yet implemented	To encourage owners and managers of multi-unit housing properties to lease more units to HCV participants, HACP is streamlining the inspection process for these types of properties. The HCV program proposes conducting, and accepting for tenancy approval, Pre-Approval Inspection Certifications in multiunit housing if those units are leased to a HCV program participant within 60 days of the pretenancy HQS inspection certification.
Inspections policy	Substitute local inspection policy	Housing Authority of the City of Pittsburgh	Preferred Owners Program	2	2015				Not yet implemented	Owners or property managers will apply for the program, and HACP will approve or deny their application based on a rigorous set of guidelines. These guidelines will include consistent HQS inspection passes, completion of online and in-person trainings for owners and property managers, quality and attractiveness of the property, and commitment to leasing to more than one HCV voucher holder. Incentives that will be provided to member landlords include inspection incentives such as priority inspection scheduling, biennial inspections, and acceptance of prior inspections conducted less than 60 days ago for vacated units. Other incentives include vacancy payments of no more than two months' HAP payments for most recent tenancy when the landlord commits to leasing to another voucher holder and priority placement on HACP's property listing web page.
Inspections policy	Substitute local inspection policy	Housing Authority of the County of San Bernardino	Local Inspection Policies	13	2010	2010			Ongoing	This activity allows HACSB to develop and implement local inspection standards for the Voucher program that will increase our operational efficiencies as well as provide better housing options to lowincome families. The frequency of inspections will be determined by a property rating system in alignment with HQS and local enhanced standards. Some properties may be inspected biennially while some properties will continue to be inspected annually. Properties that do not meet the minimal rating criteria will not be accepted on the program.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Inspections policy	Substitute local inspection policy	Housing Authority of Champaign County	Local Inspection Standards	2014-1	2014	2014			Not yet implemented	HACC will adopt HUD's Uniform Physical Condition Standards (UPCS) for tenant based voucher units in the Housing Choice Voucher Program. In addition, HACC will implement a rating system for each property that will determine the frequency of inspections.
Inspections policy	Substitute local inspection policy	Portage Metropolitan Housing Authority	Alternative Housing Quality Standards Compliance	HCV-5	2011	2011			Ongoing	PMHA permits HCV landlords to use the successful results of municipal housing/rental housing licensing inspections as an alternative to PMHA Housing Quality Standards, where available, with the goal of minimizing intrusion on landlords and tenants subjected to multiple housing inspections annually.
Inspections policy	Substitute Local Inspection Policy	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2015-1: Using UPCS or Local Inspection Standards to Determine Housing Quality Standards	2015-1	2015				Not yet implemented	This initiative allows a recently passed (within the last twelve months) Uniform Physical Conditions Standard (UPCS) inspection or a passed inspection using comparable local codes, to serve as proof that a dwelling unit is "safe, decent and sanitary" under HQS regulations for regularly scheduled inspections (will not apply to initial inspections).
Inspections policy	Substitute Local Inspection Policy	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2011-2: Simplify Requirements Regarding Third-Party Inspections and Rent Services	2011-2	2011	2011			Ongoing	This initiative waives the regulatory requirement in which HUD must approve a qualified independent agency designated to conduct housing quality standards (HQS) inspection and rent reasonableness services for HACSC-owned units.
Inspections policy	Substitute Local Inspection Policy	Cambridge Housing Authority	2008-5: Implement New Inspection Protocol/HCV	2008-5	2008	2008			Ongoing	This policy streamlines the inspection process and to implement accountability measures for participants as they relate to scheduling, conducting inspections and correcting tenant-caused HQS violations.
Inspections policy	Substitute Local Inspection Policy	District of Columbia Housing Authority	2011-17: Change in Abatement Process, including Assessment of a Reinspection Fee as an Incentive to Maintain Acceptable Housing Quality Standards (HQS) in Voucher Assisted Units	17	2011	2012			Ongoing	No description provided
Inspections policy	Substitute Local Inspection Policy	District of Columbia Housing Authority	Reform Housing Quality Standards	15	2008				Not yet implemented	No description provided
Inspections policy	Utilize UPCS in Lieu of HQS	San Antonio Housing Authority	Standardize Section 8 and Public Housing Inspection Progress	FY2013-3	2013		fy2014		On hold	This activity is designed to reduce cost and achieve greater cost effectiveness, and was originally approved as part of the FY2012-2013 MTW Plan and implemented in that fiscal year. This activity unifies Section 8 and Public Housing inspection standards. The intent is to raise lower standards to a higher, uniform level. It is anticipated that UPCS (public housing) would serve as model for most elements, but some may be derived from HQS (section 8). This activity is on hold since FY2014, pending results of HUD tests at other PHAs.
Local Non-traditional Program	Rental subsidy	District of Columbia Housing Authority	2008: Maximizing Public Housing Subsidies	1.11.08	2008			2008	Closed out	No description provided
N/A	N/A	Cambridge Housing Authority	2010-1 Public Housing Preservation Fund	2010-1	2010	2010		2014	Closed out	No description provided
Occupancy Policy		Housing Authority of Baltimore City	2010-8. Unit Sizes	2010-8	2010	2010			Ongoing	The HCV Administrative Plan was modified to require participating families to select a unit size consistent with and not greater than the unit size listed on their voucher.
Occupancy Policy		District of Columbia Housing Authority	2004-6: Modifications to Pet Policy	6	2004	2004			Ongoing	No description provided
Occupancy policy	Affordability at lease-up cap increase	Keene Housing	Rent Reasonableness Neighborhood Analysis Discontinuance	1999.03.CE	1999	2000			Ongoing	As it is KH's belief that the household, not KH, is the best judge of what an appropriate rent is (see 40% Affordability Elimination activity on page 25) KH determined that the annual neighborhood analysis for rent reasonableness in 2000 as part of its MTW HCV program in its original MTW Agreement executed in 1999.
Occupancy policy	Affordability at lease-up cap increase	Keene Housing	Reasonable Rent Determination Discontinuance	1999.07.HC	1999	2000			Ongoing	Based upon the region's housing market, economic environment, and the rural nature of much of the area, KH believes that the determination of a rent's reasonableness should be the household's decision according to the household's priorities, income, and needs. For this reason, KH does not test any unit for rent reasonableness for participants nor negotiate rents or hold a contract with owners.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy policy	Affordability at lease-up cap increase	Keene Housing	40% Affordability Discontinuance	1999.08.HC	1999	2000			Ongoing	KH believes the best judge of what a household's priorities are in relation to housing is a well-informed, educated household. In our original Plan, KH eliminated the 40% affordability rule for its MTW programs. Instead households are counseled during the issuance briefing on acceptable rent burdens relative to rent reasonableness and the consequences of choosing a unit that creates a high rent burden. Once a unit is chosen, KH calculates the household's proposed rent burden and if it exceeds 40%, KH allows the household the opportunity to demonstrate that they can manage the higher rent burden. Households who choose a high rent burden are not eligible for Safety Net unless a change in circumstances causes their rent burden to exceed their rent burden at lease-up.
Occupancy policy	Affordability at lease-up cap increase	Alaska Housing Finance Corporation	Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent	2012-1	2012	2012			Ongoing	Waive HUD regulations at 24 CFR 982.508 which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion. With the implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was slightly modified to account for Step Program families that would be transitioning to a fixed HAP subsidy. Once on a fixed subsidy amount, these families will no longer be subject to a maximum family contribution if they decide to move.
Occupancy policy	Affordability at lease-up cap increase	Vancouver Housing Authority	Maximum Family Share 45% of Gross Income	1999-07	1999				Closed out	No description provided
Occupancy policy	Affordability at lease-up cap increase	Tulare County Housing Authority	Increase Housing Choices	two	2009	2009			Ongoing	In the 2008/2009 Plan, HATC discussed the necessity of increasing the housing choices for program participants. HATC believes that the elimination of the 40% rule for families on the income-based program will achieve the MTW statutory objective on increasing housing choices for low-income families. This activity was approved in 2008/2009 and implemented in 2009.
Occupancy policy	Affordability at lease-up cap increase	San Diego Housing Commission	MODIFY THE 40 PERCENT RENT BURDEN REQUIREMENT	2015-1	2015				Not yet implemented	SDHC proposes to modify the 40 percent affordability cap to 50 percent at initial lease-up in order to increase housing choice for lowincome families in San Diego.
Occupancy policy	Affordability at lease-up cap increase	Housing Authority of the County of San Mateo	Eliminate 40% Affordability Cap at Initial Move-In/ Lease Up	2000-3	2000				Ongoing	The original MTW contract, executed in 2000, allowed HACSM to eliminate limits on the proportion of household income that could be spent on housing costs for its initial 300 time-limited MTW clients. In the FY2009 MTW Annual Plan, HACSM received HUD approval to expand this initiative to the entire HCV program.
Occupancy Policy	Affordability at lease-up cap increase	Housing Authority of Baltimore City	2011-5H. Rent Increase Determinations	2011-5H	2011	2011			On hold	HABC will continue to conduct a careful analysis of all proposed rents at initial occupancy, upon receipt of a rent increase request and throughout the term of the HAP agreement.
Occupancy policy	Affordability at least-up cap increase	Tacoma Housing Authority	Elimination of the 40% Rule	18	2013	2013			Ongoing	THA used this activity to waive the 40% cap on the percentage of income spent on rent. Our goal is to allow for maximum resident choice in the voucher program and to substantially increase the participant's ability to understand the program and lease up more quickly. THA has observed that the voucher program has been extremely confusing for participants. Despite using multiple tools to simplify the process, many participants leave the voucher briefing unsure about how to apply the information as they begin their search. As a result, the number of calls THA fields during the lease up process is high. THA wants participants to be confident about their choices in the housing market.
Occupancy policy	Alternate definition of elderly	Alaska Housing Finance Corporation	Population Definitions	2014-1a	2014				Ongoing	HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student are currently provided at 24 CFR 5.403. AHFC proposes the following definitions as part of its rent reform activity. 1. Disabled or Elderly Family is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time students. 2. Full-Time Student is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full time student status is maintained. 3. Work-Able Family is defined as any household that does not meet the definition of an elderly/disabled family.
Occupancy policy	Alternate definition of elderly	Housing Authority of Champaign County	Modified Definition of Elderly	2011-5	2011	2011			Ongoing	The definition of elderly families in the Public Housing Program and the HCV Program was modified from head or co-head aged 62 or older to all household members aged 55 or older.
Occupancy policy	Alternate definition of elderly	King County Housing Authority	Definition of Live-in Attendant	2009-2	2009	2009		2014	Closed out	Considered a policy change that would redefine who is considered a "Live-in Attendant."
Occupancy policy	Alternate definition of elderly	Louisville Metropolitan Housing Authority	Locally Defined Definition of Elderly	10-2008	2008	2008			Ongoing	The activity, proposed and implemented in FY 2008, is to pilot the following local definition of elderly: any family whose Head of Household, Cohead, or Spouse is age 55 or above.
Occupancy Policy	Alternate definition of elderly	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2015-3: Modified Elderly Definition for PBV	2015-3	2015	2015			Not yet implemented	HACSC proposes to modify the age, for the Project Based Voucher (PBV) program, at which a person or family is considered elderly from persons aged 62 or older to persons aged 55 or older in order to align with the definition used by a number of affordable housing developments in the area.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy policy	Alternate definition of student	San Diego Housing Commission	Modify Full-Time Student Definition	2012-3	2012	2011			Ongoing	Modifies the full-time student definition to include only students ages 18 to 23 who are not the head, spouse, or co-head. Household members meeting the revised fulltime student definition will receive a 100 percent employment income exclusion. All students, regardless of age or familial status, will be eligible for a graduation incentive wherein proof of graduation can be submitted in exchange for a monetary award. The activity utilizes waivers allowing SDHC to calculate rent using alternative methodologies. Update: No change in the status of the activity.
Occupancy policy	Alternate lease	Alaska Housing Finance Corporation	Nonpayment of Rent	2012-2	2012	2013			Ongoing	Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require AHFC to allow 14 days for tenants to cure nonpayment of rent. AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord/Tenant Act. The new lease was offered to each family at their annual anniversary appointment.
Occupancy policy	Alternate lease	Seattle Housing Authority	Local Leases	5					Ongoing	Seattle Housing Authority utilizes local lease strategies to incorporate best practices from the private market and encourage self-sufficiency
Occupancy policy	Alternate lease	Housing Authority of Portland	Measures to improve the rate of voucher holders who successfully lease-up	09	2010	2010			Ongoing	Home Forward has implemented two measures to improve landlord acceptance of Section 8 vouchers in our community (and thus improve the ability of voucher holders to successfully lease up): · The Landlord Guarantee Fund provides landlords with reimbursements for damages by Section 8 participants, up to a maximum value of two months' rent. · We also provide vacancy loss payment to owners through the end of the month after the move-out month when vacancies are unforeseen or unexpected (such as a death or skip) and the owners have not received proper notice of the intent to vacate.
Occupancy policy	Alternate lease	Housing Authority of the City of New Haven	Mandatory direct deposit for Housing Choice Voucher landlords	3.4	2010	2010			Closed out	HANH's ability to effectively manage its HAP payment process has been enhanced by implementing mandatory direct deposit of all landlords who participates in the HCV program. In order to reach the goal of 100% direct deposit utilization, all new owners are required to enter in Direct Deposit Agreements starting in FY 2010. Implementation of this initiative rewards landlords with timely and accurate HAP payments. This increased efficiency has eased HANH's burden to accurately administer 1,370 HAP payments to landlords. This initiative was also expected to minimize landlord complaints on non-payment of HAP payments and it has reduced the number of paper checks processed monthly which has in turn reduced the cost of administrating the HCV program.
Occupancy policy	Alternate lease	Housing Authority of the County of San Bernardino	Property Management Innovation	18	2011	2012			Ongoing	This activity allowed HACSB to develop a property management innovation program that reflects private sector property management principles. The activity has the objective of implementing policies that are used in the private sector to decrease management costs, improve the quality of our units and assist our tenants in becoming familiar with the private sector property management principles. All residents signed a new lease which incorporated all the changes proposed in the activity
Occupancy policy	Alternate lease	Housing Authority of Champaign County	Rightsizing Vouchers	2013-1	2013	2013			Ongoing	Housing Choice Voucher Program participants will be required to lease a unit equal to or smaller than the size of the voucher issued. HACC will utilize the existing subsidy standards as detailed in its HCV Administrative Plan to determine the size of a voucher to be issued to a family. A Request for Tenancy Approval will be considered only if the unit selected by the family contains an equal or lesser number of bedrooms than those listed on the voucher issued.
Occupancy Policy	Alternate Lease	District of Columbia Housing Authority	2007: Enhanced Public Housing Lease Enforcement Operations	2.6.07	2007	2007		2013	Closed out	No description provided
Occupancy policy	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Mateo	Change Qualifications for Full-Time Student Status	2012-21	2012	2012			Ongoing	In order for a family member, other than the head, co-head, or spouse to qualify for the FTS status, dependent deduction and income exclusion, the family member must be less than 24 years old, a FTS at an accredited institution, and must provide a transcript of the full-time student status at all subsequent recertification appointments
Occupancy policy	Decrease in housing mobility	Tacoma Housing Authority	Extend allowable tenant absences from unit for active duty soldiers:	1	2011	2011			Ongoing	THA modified its policy for terminating households who were absent from their unit for more than 180 days. Modifying the policy was necessary to account for households with adults called to active duty from retirement, from the reserves, or national guards...Specifically: Allow a previously assisted households returning from deployment to request reinstatement within 90 days from the date they return from deployment.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy policy	Decrease in housing mobility	Housing Authority of the County of San Bernardino	Controlled Program Moves	7	2009	2010			Ongoing	This activity limits voluntary program moves for Housing Choice Voucher participants to once per every two years upon verification from their current landlord that they are a tenant in good standing. We have established exceptions to this policy to provide for moves related to self-sufficiency and for reasonable accommodation.
Occupancy policy	Decrease in housing mobility	King County Housing Authority	Section 8 Occupancy Requirements	2004-16	2004	2004			Ongoing	This initiative allows households to continue occupying their current unit when their family size exceeds standard occupancy requirements by one member. This MTW-modified policy allows the family to remain voluntarily in the current unit, avoiding the costs and disruption of moving. This initiative reduces the number of processed annual moves, increasing housing choice among these families while also reducing our administrative and HAP expenses.
Occupancy policy	Decrease in housing mobility	King County Housing Authority	Limit Number of Moves for a Section 8 Participant	2010-9	2010				Not yet implemented	Increase family and student classroom stability and reduce program administrative costs by limiting the number of times an HCV participant can move per year or over a set time
Occupancy policy	Increase in household mobility	Holyoke Housing Authority	Neighborhood Revitalization	2013-4	2013				Not yet implemented	HHK will set aside thirty project-based vouchers to be used in Holyoke's Arts & Innovation District, ensuring that affordable housing is a central component of the area's revitalization and allowing low-income households to move to a new or rehabilitated unit in a neighborhood of opportunity.
Occupancy policy	Increase in household mobility	Housing Authority of the City of New Haven	Deconcentration of poverty (promote expanded housing opportunities for HCV program)	1.6	2008	2009			Ongoing	During FY2008, HANH began to implement MTW Rent Standards that allow HANH to approve exception rents in the following cases: Wheelchair accessible units; Large bedroom-size units; (4 bedrooms or larger); Expanded housing opportunities in neighborhoods with low concentrations of poverty; Housing opportunities in new development projects that include significant public investment to promote revitalization of neighborhoods; and Mixed-income housing opportunities that promote expanded housing opportunities and deconcentration of poverty. In addition, HANH approved budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications.
Occupancy policy	Increase in household mobility	Housing Authority of the County of San Bernardino	Transition for Over-Income Public Housing/ Housing Choice Voucher Families	24	2014				Not yet implemented	In an effort to create more housing opportunities for families on our Public Housing and Housing Choice Voucher waiting lists, and in recognition of certain families attaining self-sufficiency, families who have an annual income which exceeds 80% of area median income ("over income") will be given a six month transition period to locate new rental housing. After the six month transition period, families will transition to receiving no housing assistance from HACSB. Public housing families will be required to move and HCV families will have the option of remaining with their current landlord with no assistance or locating alternate housing. Elderly, disabled and homeownership families will be exempt from the six month transition requirement.
Occupancy policy	Increase in household mobility	Housing Authority of the County of San Mateo	Waive 12 Month Stay Requirement for Residents in Formerly Public Housing Units Converted to PBV	2010-12	2010	2011			Ongoing	With this activity, HACSM has the authority to offer residents of public housing units undergoing disposition from public housing status, the option to relocate immediately or any time thereafter, using a tenant transfer voucher. With the approval of HACSM's demo/dispo application, existing public housing residents at the time of disposition are not required to stay in their unit for 12 months after conversion to PBV assistance. Instead, former public housing residents have the choice to determine if and when they want to move.
Occupancy policy	Increase in household mobility	King County Housing Authority	Community Choice Program	2012-2	2012	2012			Ongoing	In an effort to break the cycle of poverty among low-income households, this initiative will explore the provision of assistance to households with children who actively seek to locate in low-poverty markets with access to high achieving schools and high quality educational environments Changes under consideration include (1) modification of tenant selection, preference and occupancy policies to provide eligible applicants priority selection and admission when choosing to locate in designated high opportunity areas (2) modification of transfer and occupancy policies to encourage residency in high opportunity neighborhoods for current program participants
Occupancy policy	Increase in household mobility	Louisville Metropolitan Housing Authority	Spatial Deconstruction of HCV Assisted Units	5-2007	2007			2009	Closed out	The activity was to limit the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excluding both elderly/disabled and special referral program sites). This activity was closed-out at fiscal yearend 2009 because of its potential to limit voucher holders' universe of housing choices.
Occupancy policy	Increase in household mobility	Oakland Housing Authority	Standardized Transfer Policy	11-02	2011				Not yet implemented	Creates standard transfer policies in the public housing, Section 8, and project -based assistance programs to increase housing choices for residents
Occupancy Policy	Increase in household mobility	Chicago Housing Authority	2011-8: Payments during Initial Occupancy/Leasing for New Construction and Substantially Rehabilitated Properties	2011-08	2011	2012			Ongoing	CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
Occupancy Policy	Increase in household mobility	Cambridge Housing Authority	2000-2: Implement Vacancy and Damage Payments/HCV	2000-2	2000	2000			Ongoing	CHA offers vacancy and damage payments to landlords in the Tenant-Based voucher program who agree to re-lease to a voucher family.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy Policy	Increase in household mobility	Cambridge Housing Authority	2014-2: Transition to Market Rent/Public Housing	2014-2	2014				Not yet implemented	All households with incomes at or higher 100% of AMI will be offered a cash payout if they choose to move into a private market unit in Cambridge.
Occupancy Policy	Increase in household mobility	Housing Authority of Baltimore City	2015-23: Encouraging Leasing in Higher Opportunity Neighborhoods	2015-23	2015				Ongoing	This initiative encourages families to locate and lease units in higher opportunity neighborhoods with lower poverty concentrations. Using its MTW authority, the Baltimore regional mobility program will require families to select units that are consistent with and not larger than the dwelling unit size listed on their voucher
Occupancy Policy	Increase in household mobility	Philadelphia Housing Authority	2005-2: Streamline the Admissions and Transfer Process	2005-2	2005	2005			Ongoing	No description provided
Occupancy policy	Increase time a household may remain in unit at the ceiling rent/zero HAP	Portage Metropolitan Housing Authority	Extend the \$0 HAP Period to 12 Months	HCV-13	2014				Not yet implemented	PMHA allows households who reach \$0 HAP amounts to remain on the Housing Choice Voucher program for 12 months instead of the regulatory 6 month period.
Occupancy Policy	Mandatory FSS Policy	Chicago Housing Authority	2014-1: Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	2014-01	2014	2014			Ongoing	This initiative revises the participation requirements for the Family Self-Sufficiency program for public housing and HCV participants in the following ways: Provide FSS participants with the ability to opt out of the Earned-Income Disregard so that they begin earning escrow more quickly. / Terminate participants from the FSS program who are not engaged with the program to open slots for those who are more interested in taking advantage of it. Engagement will be defined as having at least one face-to-face meeting with an FSS coordinator each year. / Create more stringent education requirements for program participants, including attending three financial literacy sessions each year. / Require participants to be continuously employed for at least 12 months prior to program completion.
Occupancy Policy	Mandatory FSS program	Vancouver Housing Authority	Local Preference for FSS Participation	2009-18	2009				Closed out	No description provided
Occupancy policy	Mandatory FSS program	Vancouver Housing Authority	Mandatory Self-Sufficiency Program (Yes We Can)	2009-17	2009				Closed out	No description provided
Occupancy policy	Mandatory FSS program	Vancouver Housing Authority	Mandatory Participation in Self-Sufficiency Program	1999-02	1999				Closed out	No description provided
Occupancy policy	Mandatory FSS program	Tulare County Housing Authority	Encourage Self Sufficiency and Transition of Pre-1999 Families to the MTW Program	three	2009				Ongoing	This Activity transitioned families who are not elderly or disabled and who began Section 8 HCV or Public Housing assistance in Tulare County prior to May 1, 1999 to the MTW Program. These families chose to not be transitioned into the MTW Program, allowing them to be excluded from the rent reform provisions enforced on all MTW Program participants. In 2009 our agency concluded that all able body participants should strive to become self-sufficient regardless of when they had been enrolled in one of our programs; therefore the remaining 73 families were to be transitioned into our MTW Program. This activity administers the same rental assistance model outlined in Activity One, with the objective of promoting administrative cost savings and self-sufficiency for its participants. This activity was approved in 2009-2010 and implemented in 2009.
Occupancy policy	Mandatory FSS program	Housing Authority of the City of Pittsburgh	Modified Rent Policy for the Section 8 Housing Choice Voucher Program		2011	2011			Ongoing	As approved in 2011, HACP requires that any non-elderly, non-disabled head of household who is not working at least 15 hours a week to either a) participate in a local self-sufficiency, welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month.
Occupancy policy	Mandatory FSS program	Housing Authority of the County of San Mateo	MTW Self-Sufficiency Program	2000-1	2000	2000			Ongoing	All MTW Self-Sufficiency participants are required to participate in the HACSM Family Self-Sufficiency (FSS) program, which requires families to be gainfully employed and free of welfare assistance 12 months prior to the end of the FSS contract. Non-compliance with the FSS contract is cause for termination of housing assistance
Occupancy policy	Mandatory FSS program	Housing Authority of the County of San Mateo	Modify Head of Household (HOH) Changes Policy	2012-23	2012	2012			Ongoing	In order to encourage families towards self-sufficiency and reach more eligible households on the HCV waitlist, HACSM implemented the following policies regarding the activities for head of household change requests. The HACSM policies include the following: o The individual becoming the new HOH must be in the household for at least the previous 12 consecutive months, and o At the time of the HOH change, the household would join the time-limited MTW Self-Sufficiency program (MTW On-going Activity #1). However, if household is already enrolled in the time-limited MTW Self-Sufficiency program, the remaining household members would only be eligible for the remaining term, not an additional term.
Occupancy policy	Mandatory FSS program	Housing Authority of Champaign County	Mandatory Local Family Self-Sufficiency Program	2011-3	2011	2011			Ongoing	Participation in a self-sufficiency program is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy policy	Mandatory FSS program	Louisville Metropolitan Housing Authority	Mandatory Case Management	21-2010	2010	2010			Ongoing	LMHA has revised the occupancy criteria for these units to include mandatory participation in a case management program [Case Management, Family Self-Sufficiency (FSS), or Individual Development Account (IDA)] and movement toward self-sufficiency.
Occupancy policy	occ: time limit on housing assistance or occupancy; also services	Housing Authority of the City of New Haven	CARES (Caring About Economic Self Sufficiency)	2.3	2012	2013			Ongoing	The C.A.R.E.S. Program (Caring About Resident Economic Self-Sufficiency) introduced the concept of term limits into the public housing and Section 8 programs administered by HANH. All residents, except those exempt under the program requirements will be subject to a 72-month time limit on receiving rental assistance. The second component of the program is that certain individuals will be required to participate in an extensive 24- month case management supportive program designed to overcome barriers to becoming self-sufficient. The returning residents are exempt but can voluntarily participate in the program. The agency will use its MTW flexibility to fund the required social service component of this program. At the end of the 72-month limit receiving rental assistance, the rent will be adjusted to Flat rent... less prorated assistance for household members who are seniors, 18 years of age or under, disabled or otherwise exempt, as described in the plan.
Occupancy policy	Time limit on housing assistance	San Antonio Housing Authority	Time-limited Working Household Preference Pilot Program	FY2013-1					Ongoing	This pilot project (max 200 households) for public housing residents creates an optional working household waiting list preference to provide time-limited housing assistance. Working households who choose to apply under this preference would receive five years of housing assistance, with a two-year extension if needed based on hardship. Elderly or disabled are eligible for the optional working household preference regardless of work status.
Occupancy policy	Time limit on housing assistance or occupancy	Lexington-Fayette Urban County Housing Authority	HCV Tenant-Based Special Partners Programs	10					Ongoing	Through the approval of its FY 2012 – FY 2013 MTW Annual Plan, the LHA received permission to require that participants relinquish their tenant-based voucher at the time they graduate from or otherwise leave the program offered by the special partner, so another family may benefit from the housing and programming offered by the special partner.
Occupancy policy	Time limit on housing assistance or occupancy	Vancouver Housing Authority	Time-Limited Vouchers tied to services	2008-01	2008				Ongoing	This activity partners with other community organizations in order to provide housing assistance tied to case management and other services. VHA has set aside 50 vouchers for this activity. Tenant selection may be done by the partner so that appropriate clients they have already identified can be readily served. The partnering agency may also place time limits on assistance.
Occupancy policy	Time limit on housing assistance or occupancy	Vancouver Housing Authority	Five-Year Time Limit for Non Elderly/Disabled Households	1999-03	1999				Closed out	No description provided
Occupancy policy	Time limit on housing assistance or occupancy	San Diego Housing Commission	Two year occupancy term for PBV tenants	2011-3	2011	2010			Ongoing	Requires Project-Based Voucher holders to complete two years of occupancy before becoming eligible to receive a tenant-based voucher. Waivers allow SDHC to determine waiting list procedures differing from current program requirements. Update: The Mason Hotel and Parker-Kier contracts contain this requirement.
Occupancy policy	time limit on housing assistance or occupancy	Housing Authority of the County of San Bernardino	Five Year Lease Assistance Program (formerly Term Limits)	20	2011	2012			Ongoing	This activity implements a five year term limit with flat subsidy on housing assistance for new households (excluding elderly and disabled) in our Housing Choice Voucher Program.
Occupancy policy	time limit on housing assistance or occupancy	Louisville Metropolitan Housing Authority	Term Limits	9-2007	2007	2007			Ongoing	The activity is a five-year limitation on residency at the New Scattered Site detached single-family homes. Term limits apply to public housing units created off-site under the Clarksdale HOPE VI Revitalization program and scattered site single-family homes acquired or developed since LMHA fulfilled its Clarksdale one-for-one replacement commitment.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy policy	Time limit on housing assistance or occupancy	Portage Metropolitan Housing Authority	Time Limits	HCV-6	2013	2013			Ongoing	PMHA has established time limits for the Housing Choice Voucher program. Participants who are able to work (i.e., not considered elderly or disabled, or are a parent of a child under age 1) are expected to work or attend an approved school program, or they will lose a month of eligibility of HCV assistance. Each individual is granted 36 months of unemployment/nonparticipation in education. When an individual reaches the end of their 36 months, they will be considered ineligible for housing assistance for no less than one year, and all rent calculations for the household will be calculated on a pro-rata basis similar to the treatment given to other households with ineligible members.
Occupancy Policy	Time limit on Housing Assistance or Occupancy	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2012-2: Minimum Two-Year Occupancy in Project-Based Unit	2010-2	2014	2014			Not yet implemented	This initiative requires project-based participants to remain in their PBV units for a minimum of two years prior to becoming eligible to request a tenant-based voucher to move with continued assistance.
Occupancy Policy	Time limit on Housing Assistance or Occupancy	Chicago Housing Authority	2011-7: Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher	2011-07	2011	2011			Ongoing	CHA reduces the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year, except for tenants currently residing in a supportive housing unit.
Occupancy Policy	Time limit on Housing Assistance or Occupancy	Charlotte Housing Authority	2015-3 Public Housing No Assistance Termination Policy	2015-3	2015				Not yet implemented	CHA requests a waiver to terminate the housing of participants that reach the ceiling/market rent of the community and has income that qualifies them to pay that rent for 6 months.
Occupancy Policy	Time limit on Housing Assistance or Occupancy	Delaware State Housing Authority	2012-A2: Time Limit Housing Assistance for MTW Participants	2012 A2	2012	2012			Ongoing	This initiative imposes time-limit housing assistance for MTW participants to seven (7) years
Occupancy Policy	Time limit on Housing Assistance or Occupancy	Philadelphia Housing Authority	2004-5: HCV Time Limit	2004-5	2004			2012	Closed out	No description provided
Occupancy policy	Work Requiremen	Chicago Housing Authority	2009-2: Public Housing Work Requirement	2009-02	2009	2009			Ongoing	CHA implemented a work requirement as a condition of occupancy across its public housing portfolio.
Occupancy policy	Work Requirement	Lexington-Fayette Urban County Housing Authority	Local Self-Sufficiency Admissions and Occupancy Requirements	13					Ongoing	LHA created this activity program with the aim of eliminating loopholes that a small but significant number of residents use to avoid work requirements at its public housing self-sufficiency units. Through this activity, the LHA has the authority to: a) Impose a minimum earned income calculation for families residing at self-sufficiency units regardless of employment status; b) Modify the Definition of Work Activity used to determine whether or not a family is compliant with the self-sufficiency requirements.
Occupancy policy	Work requirement	Housing Authority of the County of San Bernardino	Pilot Work Requirement	15	2010	2010			Ongoing	This activity requires families to participate for a minimum of 15 hours per week in “work” related activities. For the residents in our Maplewood Community, “work” under this activity encompasses participation in any one of three phases: Phase 1: activities removing barriers to gainful employment Phase 2: activities leading to gainful employment Phase 3: employment
Occupancy policy	Work requirement	Lawrence-Douglas County Housing Authority	Work requirement.	99-3	1999	1999			Ongoing	This Activity establishes an MTW work requirement which applies to all households in the General Housing program with a non-elderly non-disabled adult in the household. Failure to meet the work requirement is a major program breach. Exempt households may elect to participate in the MTW rent structure if they meet the work requirement through employment income. Failure to meet the work requirement results in a lease violation. If not corrected, tenant rent goes to full market rate for the unit.
Occupancy policy	Work requirement	Louisville Metropolitan Housing Authority	Employment/Educational Requirements	9-2007	2007	2007			Ongoing	.In addition, heads of household must be employed and working at least 20 hours per week towards being economically self-sufficient, in order to be eligible for these units. Due to the downturn in the national economy, the work requirement was reduced from 30 hours to 20 hours. This change was made in FY 2010. In 2014, LMHA requested and HUD granted the authority to define “economic self-sufficiency” as the ability to obtain and maintain suitable employment. “Employment” means the household must be receiving earned income. “Suitable” is defined as annual earned income equal to or exceeding minimum wage times 2,000 hours, which is equal to \$14,500 (as of July 23, 2013, minimum wage is \$7.25 x 2,000 = \$14,500). This is the minimum income requirement for a family to participate in the Housing Choice Voucher Homeownership program.
Occupancy Policy	Work requirement	Delaware State Housing Authority	2000-A3: MTW Tier I- Mandatory Employment and/or Education Requirements	2000 A3	2000	2000			Ongoing	This initiative requires MTW participants to be employed at least 20 hours per week earning no less than minimum wage, or in a training or educational program for at least 20 hours per week.
Occupancy Policy	Work requirement	Delaware State Housing Authority	2012-A4: MTW Tier II Work Requirement	2012 A4	2012	2013			Ongoing	This initiative states that participants who don't complete the work requirement within five (5) years (under MTW Tier I) will continue to be required to work at least thirty(30) hours per week, earning no less than minimum wage, for the remaining two (2) years while under the MTW Tier II.



Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Occupancy policy	Increase in household mobility	King County Housing Authority	Enhanced Transfer Policy	2007-14	2007	2009			Ongoing	This policy aims to increase the housing choices available to KCHA residents by allowing them to transfer among KCHA's various subsidized programs. In 2009, KCHA modified its transfer policy to encourage over- or under-housed residents to transfer when an appropriately sized unit became available. In 2010, KCHA allowed expedited access to Uniform Federal Accessibility Standards (UFAS) rated units for mobility impaired households
Occupancy policy	Increase in household mobility	King County Housing Authority	Allow Limited Double Subsidy between Programs (Project-Based Section 8/Public Housing/Housing Choice Vouchers)	2008-5	2008				Not yet implemented	Facilitate program transfers in limited circumstances, increase landlord participation and reduce the impact on the Public Housing program when tenants transfer.
Occupancy policy	Increase in household mobility	Minneapolis Public Housing Authority	2009-6: Section 8 HCV Mobility Voucher Program	2009-6	2009	2010			Ongoing	Voucher program: increase housing choices for families on the MPHA Section 8 Waiting List and current program participants who lived in areas concentrated by poverty and who were willing to move into non-concentrated areas.
Occupancy policy	Increase in household mobility	Chicago Housing Authority	2011-3: Owner Excellence - Vacancy Payments	2011-03	2011	2012			Ongoing	CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a Unit Excellence Program [UEP] unit to another HCV participant.
Occupancy policy	Increase in household mobility	Cambridge Housing Authority	2008-2: Create MTW Transfer Category in Admin Plan (HCV) and ACOP (Public Housing)	2008-2	2008	2008			Ongoing	This activity allows CHA to move families from public housing to the HCV program and vice-versa
Occupancy policy	Time limit on housing assistance or occupancy	Alaska Housing Finance Corporation	Waiver of Automatic Termination of HAP Contract	2012-3	2012				On hold	Waive HUD regulations at 24 CFR 982.455 that require AHFC automatically terminate a HAP contract 180 days after the last housing assistance payment to the owner.
Other		District of Columbia Housing Authority	2004: Locally Defined Site and Neighborhood Standards	1.2.04	2004	2004		2011	Closed out	No description provided
Other	Create local forms/contracts	Housing Authority of the County of San Mateo	Apply MTW Flexibilities to Public Housing	2013-28	2013	2013			Ongoing	This multi-faceted activity has assisted the HACSM goal of increased administrative streamlining. As a result of the activity, HACSM staff were able to apply the same rules and policies to all program participants resulting in increased customer service and a more timely response to participant and resident needs.
Other	Creation of local contracts/forms	Alaska Housing Finance Corporation	AHFC Alternate Forms	2010-14	2010			2015	Closed out	Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities. All custom forms are forwarded to the MTW coordinator for review. The following forms were created during this fiscal year to coincide with rent reform activities: · AHFC MTW Voucher (form V765) – based on the HUD-52646, removed the statement regarding family contribution at 30 percent of adjusted monthly income. · Authorization for the Release of Information/Privacy Act Notice (form VF200EIV) – based on the HUD-9886, extends the expiration time from 15 months to 60 months. Will be used only for public housing and housing choice voucher clients.
Other	Creation of local contracts/forms	Vancouver Housing Authority	Admin Fee for Owners in HCV Program	2013-04	2013				Closed out	No description provided
Other	Creation of local contracts/forms	Housing Authority of the County of San Bernardino	Alternate Assessment Programs	3	2009		FY2010		On hold	The activity allows HACSB to opt out of the HUD SEMAP and PHAS scoring systems and establish its own program assessment systems designed to measure the quality and timeliness of work performed under the MTW Agreement. HACSB formally opted out of the PHAS and SEMAP on December 8, 2010, and will continue to retain its high performer status until a new MTW-wide successor system is adopted, at which time HACSB can be fully scored under that system.
Other	Creation of Local Contracts/Forms (Other)	Seattle Housing Authority	Resource Conservation	11	2000	2000			Ongoing	Seattle Housing Authority's resource conservation strategies take advantage of the agency's existing relationships with the City of Seattle and local utility providers, which continuously identify opportunities to increase resource conservation and reduce costs, rather than conducting a HUD-prescribed energy audit every five years. Conservation strategies have already achieved significant energy and cost savings to the agency, including conversion to more efficient toilets and electrical upgrades.
Other	Creation of local contracts/forms (Other)	Seattle Housing Authority	Performance Standards	17	1999	1999			Ongoing	Local performance standards in lieu of HUD measures: Develop locally relevant performance standards and benchmarks to evaluate the agency performance in lieu of HUD's Public Housing Assessment System (PHAS). While Seattle Housing Authority maintains the authority for alternative evaluation and reporting requirements, we no longer report on this as an MTW activity at HUD's request.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Creation of local contracts/forms (other)	Housing Authority of Portland	Alternative initial housing assistance payment policy	12	2015				Not yet implemented	modification to allow Home Forward to enter into a HAP contract with a landlord with an effective date prior to the initial inspection date. This modification would enable the effective date for payments to be the date the lease and HAP contract are signed, and would enable a landlord to lease to a voucher holder without losing valuable rental income while waiting for an inspection.
Other	Creation of local contracts/forms (other)	Housing Authority of the County of San Mateo	Local Collections Process	2015-34	2015				Not yet implemented	Where the PHA is the principal party initiating or sustaining an action to recover amounts from tenants or owners that are due as result of fraud and abuse, the PHA may retain a portion of the amount of HAP funds it recovers. HACSM is proposing to retain 100% of the amount it actually collected from a judgment, litigation, or an administrative repayment agreement. Currently, HUD allows PHAs to retain 50% of such amount and the other 50% is returned to HUD
Other	Creation of local contracts/forms (other)	Housing Authority of the County of San Mateo	Eliminate the Requirement to Complete New HAP Contract with Utility Responsibility Changes	2011-19	2011	2011			Ongoing	CFR 982.308 (g) (2) (i) requires PHAs to execute a new HAP contract with the owner if there are any changes in lease requirements governing tenant or owner responsibilities for utilities or appliances. Effective July 1, 2010, HACSM received HUD approval to eliminate the requirement of executing a new HAP contract with the owner in such instances as described above. Instead, upon receipt of a written notification from the tenant or the owner detailing the changes, HACSM will review the contract rent to ensure its rent reasonableness, adjust the tenant portion of rent and HAP payment if applicable, and confirm the changes by issuing a rent change notice.
Other	Creation of local contracts/forms (other)	Housing Authority of the County of San Mateo	Revised EIV Income Report Review Schedule	2015-32	2015				Not yet implemented	In an effort to reduce cost and administrative burden, HACSM is proposing to modify the EIV review schedule by requesting exemption from generating the EIV income report during interim reexaminations and only generating the EIV income report during annual or triennial reexaminations
Other	Creation of Local Contracts/Forms (others)	District of Columbia Housing Authority	2004-7: DCHA Subsidiary to Act as Energy Services Company	7	2004	2004			Ongoing	No description provided
Other	Creation of Local Contracts/Forms (others)	District of Columbia Housing Authority	2005: Revolving Loan Fund for HCV Landlords	4.2.05	2005			2009	Closed out	No description provided
Other	Creation of Local Contracts/Forms (others)	District of Columbia Housing Authority	2006: Reformulation of HUD Forms	4.4.06	2006	2006		2010	Closed out	No description provided
Other	Creation of Local Contracts/Forms (others)	Philadelphia Housing Authority	2005-3: HCV Program Efficiencies	2005-3	2008	2008			Ongoing	No description provided
Other	Creation of local forms/contracts	King County Housing Authority	Streamlining Public Housing and Section 8 Forms and Data Processing	2004-7	2004	2004			Ongoing	KCHA has analyzed its business processes, forms, and verification requirements, and eliminated or replaced those that provide little or no value. Through the use of lean engineering techniques, KCHA continues to review office workflow and identify ways in which tasks could be accomplished more efficiently, while assuring program integrity and quality control and intruding less into the lives of program participants.
Other	Creation of local forms/contracts	Massachusetts Department of Housing and Community Development	Modifications to HUD Standard Forms	2010-4	2010				Ongoing	Under this initiative, required standard HCV program forms published by HUD may be modified by DHCD as needed to streamline processing, utilize "plain language", and address local housing market features. New forms are rolled out to RAA contractors as they are completed. As required under the MTW Agreement, any changes to the HAP form will include language noting that funding for the contract is subject to the availability of appropriations.
Other	Creation of local forms/contracts (other)	Housing Authority of the County of San Mateo	Change Automatic Termination of HAP Contract from 180 to 90 Days	2012-24	2012	2012			Ongoing	HACSM reduced the number of days that a participant can remain on the program, while paying 100% of their rent, from 180 to 90 consecutive days.
Other	Creation of local forms/contracts (other)	King County Housing Authority	Resident Satisfaction Survey	2010-2	2010	2010		2010	Closed out	This initiative developed an internal Satisfaction Survey in lieu of requirement to comply with Resident Assessment Subsystem portion of HUD's Public Housing Assessment System.
Other	Creation of local forms/contracts (other)	King County Housing Authority	Performance Standards	2008-6	2008	2008		2014	Closed out	Investigated developing performance standards and benchmarks to evaluate the MTW program. KCHA worked with other MTW agencies in the development of the performance standards now being field tested across the country.
Other	Creation of local forms/contracts (other)	Lawrence-Douglas County Housing Authority	Combine the Administrative Plan and the Public Housing ACOP into one policy statement.	11-3	2011	2013		2013	Closed out	Combine Section 8 Housing Choice Voucher Administrative Plan and public housing Admissions and Continued Occupancy policy and Methods of Administration to create consistency and safeguard staff accuracy in the application of MTW policies under the public housing and Section 8 HCV programs.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Creation of local forms/contracts (other)	Lincoln Housing Authority	Landlord Incentive HAP	Initiative 9	2015				Not yet implemented	As an incentive for landlords to participate in the MTW tenant-based voucher program, Lincoln Housing Authority will provide the landlord a one-time additional Housing Assistance Payment (HAP) of \$150 upon the execution of the HAP contract for the new unit and tenant. This HAP payment will be included with all other HAP reported in VMS.
Other	Creation of local forms/contracts (other)	Orlando Housing Authority	Streamline the Rent Calculation Process in the Public Housing & Housing Choice Voucher Programs	3	2012	2013		2015	Closed out	Streamline the Rent Calculation Process
Other	Creation of local forms/contracts (other)	Charlotte Housing Authority	2015-1 Streamline Project-Based Vouchers (PBV) and Public Housing Regulations	2015-1	2015				Not yet implemented	This initiative streamlines project based vouchers and public housing regulations: The management would continue to keep separate waiting lists, however they would be permitted to use the same tenant selection plan, grievance policy, UPCS or HQS inspections, and termination procedures for both programs
Other	Creation of local forms/contracts (other)	Charlotte Housing Authority	2008-2 Participant and Landlord Tracking Program	2008-2	2008	2008			Ongoing	Program tracks the locations of Housing Choice Vouchers in order to address de-concentration of poverty and increase access to affordable housing opportunities in non-concentrated areas.
Other	Creation of local forms/contracts (other)	Philadelphia Housing Authority	2004-10: Public Housing Service Order Policy	2004-10	2004			2012	Closed out	No description provided
Other	Local blended subsidy	Tacoma Housing Authority	Local Blended Subsidy	13	2012				Not yet implemented	The activity was created so that THA could create a local blended subsidy (LBS) at existing and, if available, at new or rehabilitated units. The LBS program would use a blend of MTW Section 8 and public housing funds to subsidize units reserved for families earning 80 percent or below of area median income. The units may be new, rehabilitated, or existing housing. The activity is meant to increase the number of households served and to bring public housing units off of the shelf.
Other	Local blended subsidy	Seattle Housing Authority	MTW Block Grant and Fungibility	6		1999		2011	Closed out	While Seattle Housing Authority maintains MTW Block Grant and fungibility authority, we no longer report on this as an MTW activity at HUD's request.
Other	Local blended subsidy	Housing Authority of Portland	Local blended subsidy	03	2012	2012			Ongoing	Home Forward has created a local blended subsidy (LBS) program to improve the financial viability of adding "banked" public housing units back into the portfolio. Public housing operating subsidy alone is often insufficient to support bringing these units back to properties. The LBS program uses a blend of MTW Section 8 and public housing operating funds to subsidize units reserved for families earning 80 percent or below of area median income. Additionally, the ability to create local preferences, and admission and continued occupancy policies and procedures allows Home Forward to manage the units to provide similar protections as public housing and also adapt the rules for efficiency and local needs. This supports the objective to increase efficiencies in Federal expenditures.
Other	Local blended subsidy	Portage Metropolitan Housing Authority	Single Fund Budgeting with Full Flexibility for Eligible Funds	B-4	2009	2009		2014	Closed out	PMHA was authorized to use single fund budgeting and full fungibility for specified funds under the restated MTW agreement, and has used this authority in limited measures since.
Other	Local Blended Subsidy	District of Columbia Housing Authority	Local Blended Subsidy (LBS)	25	2013	2014			Ongoing	No description provided
Other	Local Blended Subsidy	District of Columbia Housing Authority	DCHA Local Mixed Subsidy Program	21	2012		2012		On hold	This initiative implements redevelopment activity at Highland Dwellings through local blended subsidies
Other	Local investment policies	Seattle Housing Authority	Investment Policies	4	1999	1999	2013		On hold	Seattle Housing Authority's MTW investment policies give the agency greater freedom to pursue additional opportunities to build revenue by making investments allowable under Washington State's investment policies in addition to HUD's investment policies. Each year, Seattle Housing Authority assesses potential investments and makes a decision about whether this MTW flexibility will be needed. The agency does not anticipate using alternate investment policies in 2015. However, Seattle Housing Authority will continue to revisit its investment strategies annually in consideration of both the agency's financial plans and available investment opportunities.
Other	Local investment policies	Seattle Housing Authority	Local Asset Management Program	16	2000	2000		2013	Closed out	Although Seattle Housing Authority continues to operate under the LAMP and this remains an essential element of the agency's participation in the MTW program, this activity may be considered closed out at HUD's request as of 2013

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Local investment policies	Housing Authority of the City of New Haven	Fungibility	1.3	2012	2013			Closed out	HANH needed to do more analysis and feasibility studies before the proper implementation of trading or substituting commodities for equal or said amounts of HANH funds. The lesson learned is to ensure that needed consultants are procured to provide the technical knowledge to make the needed recommendations to make sound decisions.
Other	Local investment policies	Housing Authority of the City of Pittsburgh	Transition to Site Based Management and Asset Management						Closed out	Transition to Site Based Management and Asset Management, including Site Based Budgeting and Accounting.
Other	Local investment policies	Housing Authority of the County of San Bernardino	Strategic Investment Policies	2	2009	2011			Ongoing	HACSB has adopted investment policies consistent with California Government Code and/or HUD approved investment criteria to the extent such policies are in compliance with applicable OMB circulars and other federal laws. HACSB will invest only in securities authorized under state law that will allow the flexibility to invest productively, efficiently and securely. This activity enables the Housing Authority to achieve a portfolio that is safer, more liquid and contains a competitive yield. Under California investment policies, HACSB will be able to invest in stronger investment instruments with lower transaction costs, thus increasing overall investment returns.
Other	Local investment policies	Housing Authority of Champaign County	Local Investment Policies	2011-1	2011	2011			Ongoing	HACC adopted investment policies consistent with the Illinois Public Funds Investment Act (30ILCS235) to the extent such policies were in compliance with applicable OMB circulars and other federal laws. HACC invested in securities authorized under state law that allowed the flexibility to invest productively, efficiently and securely.
Other	Local investment policies	Portage Metropolitan Housing Authority	Adoption of Local Investment Policies	B-7	2014				Not yet implemented	Proposed and approved in 2014, PMHA has not as of this writing implemented the new local investment policies, but expects to submit for Board approval a new policy by the end of 2014. This activity will allow PMHA to invest in a state government program for state and local governments in Ohio that permits pooled collateralized investment that obtains higher interest rates than is typically available to PMHA on its own, and remains completely liquid as an asset as well.
Other	Local investment policies	Housing Authority of Baltimore City	2013-1C. Adoption of New Investment Policies for HABC	2013-1C	2013	2013		2013	Closed out	HABC proposed adopting new investment policies thereby increasing investment revenue and decreasing the federal expenditures necessary to carry out the federal program.
Other	Local investment policies	Charlotte Housing Authority	2009-2 Adopt Investment Policies Consistent with State Law	2009-2	2009	2009			Ongoing	This initiative adopts Investment Policies that are Consistent with State Law to achieve a portfolio which is safer, more liquid, and obtains competitive yield
Other	Local investment policies	District of Columbia Housing Authority	Local Investment Policy	26	2013	2014			Ongoing	No description provided
Other	Local non-traditional program	San Diego Housing Commission	Broader Uses of Funds for IDAs	2011-10	2011	2010		2011	Closed out	SDHC received permission to utilize MTW broader use of funds authority to subsidize IDAs not authorized by federal regulations.
Other	Local Non-traditional program (housing development)	Seattle Housing Authority	Local Non-Traditional Affordable Housing	20	2013	2011			Ongoing	Seattle Housing Authority may use MTW Block Grant funds to support affordable housing outside of the traditional public housing and voucher programs. This activity includes both short and long term funding for development, capital improvement, and maintenance of affordable housing units. It may also provide financial maintenance, such as the contribution of funds to meet an established Debt Coverage Ratio, required for continued operation of the affordable units. Seattle Housing Authority follows applicable requirements regarding local non-traditional use of MTW funds.
Other	Local non-traditional program (rental subsidy)	Alaska Housing Finance Corporation	Ineligible Noncitizen Proration	2014-1f	2014				Ongoing	This supporting activity proposes an alternate methodology for prorating the assistance available to families with ineligible noncitizen members. Current regulations require: · Public Housing, AHFC must formulate a “maximum” subsidy each year and update it. · Voucher clients, AHFC can give families an estimated figure of their prorated subsidy, but the final figure depends upon the gross rent of the unit rented.
Other	Local non-traditional program (rental subsidy)	Vancouver Housing Authority	Local Non-Traditional Rent Subsidy Program	2014-03	2014				Ongoing	This activity uses the MTW funds flexibility in Attachment D of the MTW Agreement to fund a replacement for an expiring Washington State funded program in three local properties. The funding allows the properties to maintain some rents affordable for extremely low-income families below 30% of Area Median Income (AMI). The amount funded is approximately \$36,000 annually divided between Anthem Park, Esther Short and Mill Creek properties based on the number of residents renting units with rent lowered under the previous program.
Other	Local non-traditional program (rental subsidy)	Vancouver Housing Authority	School Stability Subsidy Program	2013-02	2013				Ongoing	This activity uses funding received under MTW for a pilot subsidy program in partnership with Family Resource Centers (FRC) at selected local schools. The FRC selects families to receive the subsidy when they determine that the assistance is needed in order to prevent a child’s family from having to relocate due to financial reasons. The subsidy allows the family to remain in the school’s district providing needed stability for the student.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Local non-traditional program (rental subsidy)	Vancouver Housing Authority	Short Term Rental Assistance	2012-04	2012				Ongoing	This activity utilizes MTW funds to provide a rental subsidy to a third party entity (a partnering agency) who will manage intake and administration of the program. VHA will fund up to \$200,000 annually for this activity. The intent of this project is to provide families in Clark County the opportunity to manage short-term budget shortfalls by assisting them with time-limited housing assistance administered through partner agencies. VHA plans to partner with up to four local agencies.
Other	Local non-traditional program (rental subsidy)	Vancouver Housing Authority	Home Sharing in Housing Choice Voucher Program	2012-03	2012				Not yet implemented	Home-Sharing is a variation on the shared housing option permitted under special housing types under the regulations for the HCV program. However in this case the vouchers are set aside and designated for use in shared housing only. Applicants issued a Home-Sharing Voucher (HSV) will only be able to use their voucher for shared housing. A separate waiting list with no local preferences is utilized for Home-Sharing.
Other	Local non-traditional program (rental subsidy)	Vancouver Housing Authority	Pilot Rental Subsidy Project	2009-01	2009				Closed out	The intent of the project is to give incentives so that participants see that at the end of the project term, the household will have a dramatic increase in available income and that all expense increases are timely, and not based on income, to give the household the opportunity to budget for changes. This project is a reallocation and the 'marrying' of existing resources. No new resources will be sought for this project. The program is not designed to address the needs of all MTW recipients, nor does the project design team expect that this project will be capable of being generalized and mandated to the general population of MTW.
Other	Local non-traditional program (rental subsidy)	Tacoma Housing Authority	Alternative Method for Reacting to Insufficient Funding Activity	25	2015			2015	Not yet implemented	THA would amend its Administrative Plan to allow the agency to implement immediate MTW rent reform in the form of the Housing Opportunity Program (HOP) as an alternative to terminating households. THA has never terminated any family from its programs for lack of funding. It does not wish to start. Specifically, THA would amend the Insufficient Funding portion of its Administrative Plan to allow for immediate MTW rent reform. THA would also amend its Administrative Plan to reflect the methodology it would use to determine insufficient funding. Based on the adopted methodology, THA would conduct an impact analysis to determine the necessary program cuts. Before implementation of any new rent reform, THA would go through the public consultation process to reflect the expansion of the HOP activity.
Other	Local non-traditional program (rental subsidy)	Tacoma Housing Authority	Tacoma Public Schools Special Housing Program (formerly McCarver Elementary Project)	2	2011	2011			Ongoing	THA used its MTW authority to provide rental assistance for eligible students and their families at McCarver for the duration of their enrollment at the school. THA began by serving 50 families with a plan to access the results on stability and educational outcomes. THA believes that increased housing stability will show in better school performance... THA has integrated two key components as a part of McCarver Elementary School initiative: (1) condition rental assistance on the parents' commitment to their children's education and their cooperation with the school. THA has provided support through community partners to help parents do this; (2) THA has also asked the School District to complement our investment of housing dollars into McCarver School with its own reciprocal investment of resources and reform to make McCarver as excellent as leading edge school practices can make it.
Other	Local non-traditional program (rental subsidy)	Tacoma Housing Authority	Special Program Vouchers:	10	2011				Not yet implemented	The initial idea was to establish a Special Program Voucher program similar to the project-based voucher program. Vouchers were to be awarded to service partners for a special purpose or a special program. The service partners would be responsible for designing the program. This includes selecting households for the program, establishing program guidelines and eligibility criteria, length of time a household would be eligible for a voucher, level of assistance provided to each household, etc. THA would then oversee the administration of these vouchers through an annual reporting and/or audit process.
Other	Local non-traditional program (rental subsidy)	Tacoma Housing Authority	Regional Approach for Special Purpose Housing	15	2012	2013			Ongoing	Under this activity THA has used the competitive funding process established by the local government jurisdiction (Pierce County Consortium) to award THA funds/resources for sponsor based housing. THA has committed MTW dollars to be awarded through the locally established funding cycle. This allows THA to "pool" resources with the local jurisdiction to meet the local needs as prioritized through city and or county planning process. The pooling of resources has allowed THA to serve homeless and "at risk" of being homeless adults, unaccompanied youth, and families in the Tacoma/Pierce County area.
Other	Local non-traditional program (rental subsidy)	Tacoma Housing Authority	College Housing Assistance Program (formerly Learn to Succeed)	23	2014	2014			Ongoing	THA partnered with the Tacoma Community College (TCC) where THA provides rental assistance to homeless students at the community college. TCC provides services designed to help the families succeed so they are ready to be independent of housing subsidies after graduation. The program offers the same fixed subsidies as the HOP program and has a three (3) year limit on assistance. Graduates are considered a success and transitioned off of the program with a 30 day notice. The community college handles all eligibility but anyone on the program would have to be an active student at the community college. Students have to continue to stay in college and maintain a 2.0 grade level.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Local non-traditional program (rental subsidy)	San Diego Housing Commission	Transitional Project-Based Subsidies for the Homeless	2013-6	2013	2013			Ongoing	Utilizing Broader Uses of Funds Authority, SDHC partners with agencies to craft a transitional housing pilot program using project-based subsidies paired with supportive services, offered by the selected provider agency. Update: Currently partnering with PATH, Episcopal Community Services, and Senior Community Center in this endeavor
Other	Local non-traditional program (rental subsidy)	San Diego Housing Commission	Sponsor-based subsidies for the homeless	2011-8.	2011	2011			Ongoing	The local, non-traditional program created using Broader Uses of Funds Authority provides subsidies to individuals identified as homeless. Program participants receive housing and supportive services from sponsor organizations. Update: Parker-Kier is utilizing 11 sponsorbased subsidies.
Other	Local non-traditional program (rental subsidy)	San Diego Housing Commission	Housing Subsidy Program for Youth Aging Out of the Foster Care System	2014-3	2014				Not yet implemented	Using Broader Uses of Funds Authority, SDHC created a time-limited pilot program to provide flat housing subsidies while a partnering agency delivers supportive services such as job placement, education, training, and case management
Other	Local non-traditional program (rental subsidy)	San Diego Housing Commission	Homeless Veteran Project-Based Subsidy Program	2013-5	2013			2013	Closed out	Creates a local, non-traditional project-based subsidy pilot program to provide housing to veterans who are either not yet ready to enter a more regulated program or who temporarily exit a program. SDHC partners with Veteran's Village of San Diego for this activity.
Other	Local non-traditional program (rental subsidy)	San Diego Housing Commission	New Public Housing Transition	2013-9	2013			2013	Closed out	Families transitioning out of a state-aided rental assistance program (25% TTP) to the public housing program (30% TTP) receive a transition period during which the families pay more than 25 percent but less than 30 percent of adjusted household income toward the rent portion before moving to 30 percent at the end of the transition period.
Other	Local non-traditional program (rental subsidy)	Housing Authority of Columbus, Georgia	Community Choice	2014.01	2015				Ongoing	Initiative seeks to introduce low-income families to low-poverty areas and compare the outcomes with a control group; sample will consist of (1) 40 tenant-based vouchers at 120% FMR in FY2015; (2) 40 tenant-based vouchers at 120% FMR restricted to census tracts with low concentration of poverty; (3) 40 tenant-based vouchers under normal HCV guidelines to serve as control group.
Other	Local non-traditional program (rental subsidy)	Housing Authority of Portland	Program based assistance	14	2015				Not yet implemented	In an attempt to increase the number of households served over a given period of time, Home Forward has designed Program Based Assistance. This local, non-traditional rent assistance program merges two past single-fund MTW activities: Short Term Rent Assistance and Agency Based Assistance. This program offers time-limited rent assistance, paired with services, to help families access and/or retain stable housing. While the Housing Choice Voucher and public housing programs provide permanent subsidies in order to ensure long-term affordability for low-income families, the focus of Program Based Assistance is helping families achieve stability. These households will likely remain rent-burdened, but with services available to help families address other challenges in their lives, many will be able to avoid homelessness and remain permanently housed.
Other	Local non-traditional program (rental subsidy)	Housing Authority of the City of New Haven	Tenant-based vouchers for supportive housing for the homeless	1.7	2010	2011			Ongoing	Under HANH's MTW Agreement with HUD, HANH is authorized to develop its own Leased Housing Program through exceptions to the standard HCV program, for the purposes of creating a successful program with stable landlords, highquality properties, and mixed-income neighborhoods.
Other	Local non-traditional program (rental subsidy)	Housing Authority of the County of San Bernardino	No Child Left Unsheltered	23	2014				Not yet implemented	The "No Child Left Unsheltered" program aims to end homelessness of any unsheltered family with children in San Bernardino County, with special attention to the education and well-being of the children and the economic advancement of the parents. No Child Left Unsheltered will help resolve extremely critical needs of unsheltered families in the county by offering housing choice voucher rental subsidies to families who are identified as eligible unsheltered homeless families with children through our strong partnerships, particularly with the local school district. The program also will provide families with supportive services and resources such as emergency relief, school connections with community support, and job training for parents.
Other	Local non-traditional program (rental subsidy)	Housing Authority of the County of San Bernardino	Operating Subsidy for Vista del Sol	16	2010	2010			Closed out	Until such time as Project-Based Vouchers are available, HACSB will exercise its Use of Funds flexibility under this activity to provide a temporary operating subsidy of approximately \$134,000 from its MTW Fund, to its affiliate non-profit, Housing Partners I, Inc. to meet this affordability gap at the newly constructed Vista del Sol development in Redlands. This operating subsidy will assist approximately 53 seniors in affording units within this community. As soon as the HACSB Housing Choice Voucher Program is able to afford the lease up of Project-Based Vouchers in this community the operating subsidy will cease and the 53 units will convert to Project Based Vouchers.
Other	Local non-traditional program (rental subsidy)	Housing Authority of the County of San Mateo	Housing Readiness Program (HRP)	2009-2	2009	2008			Ongoing	Through partnerships with San Mateo County's Center on Homelessness and other providers of homeless services, HACSM is able to serve up to 100 homeless families. Homeless families join the program through a referral process. Program participants receive rental subsidy for up to three years while at the same time having continued access to various supportive services programs, provided by the homeless services partners.
Other	Local non-traditional program (rental subsidy)	Housing Authority of the County of San Mateo	Provider Based Program	2011-27	2011	2012			Ongoing	HACSM implemented a provider-based assistance program, outside the scope of the voucher program. The Provider-Based program was designed with the intention to reach populations in San Mateo County who were under-served or not served by the voucher program or other special-funded programs.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Local non-traditional program (rental subsidy)	King County Housing Authority	Stepped-Down Assistance for Homeless Youth	2014-1	2014	2014			Ongoing	KCHA anticipates expanding this initiative in FY 2014 in coordination with agencies currently implementing two young adult housing programs already funded by KCHA. The first is the sponsor-based Coming Up program, developed in partnership with Auburn Youth Resources and Valley Cities Counseling and Consultation, which provides sponsorbased rental assistance and supportive services to 30 formerly homeless young adults in south King County. The second program is a project-based assistance program operated in partnership with Friends of Youth and Imagine Housing that serves 10 homeless young adults at a time on the County's eastside. Together with these service providers KCHA will establish guidelines regarding the length of time that rental assistance will be available for any participating youth or young adult. The program blends appropriate support services together with time-limited rental housing assistance to encourage participants to become increasingly self-sufficient and prepared to enter private market housing upon graduation.
Other	Local non-traditional program (rental subsidy)	King County Housing Authority	Flexible Rental Assistance Program	2013-2	2013	2013			Ongoing	KCHA is interested in expanding its ability to provide assistance to underserved homeless individuals, especially chronically homeless single adults and homeless youth who cannot access Section 8 or Public Housing programs and require permanent supportive housing in order to maintain stability and recovery.
Other	Local non-traditional program (rental subsidy)	King County Housing Authority	Short-Term Rental Assistance Program	2013-3	2013	2013			Ongoing	KCHA plans to design and implement one or more pilot programs in partnership with local school districts that would pair short-term rental assistance with housing stability and employment connection services for families experiencing homelessness or about to become homeless
Other	Local non-traditional program (rental subsidy)	Lawrence-Douglas County Housing Authority	Create a jail re-entry housing program	09-8	2009	2010			Ongoing	Create 5 units of TBRA in partnership with Douglas County Sheriff's Office for inmates participating in a re-entry program. The Sheriff's Office provides the services for this program. To be eligible for referral to the LDCHA the inmate being released from Douglas County jail must meet performance criteria established by the Jail Re-entry Program. To qualify for assistance the inmate must be a Douglas County resident and must not be excluded under the federal housing mandatory prohibition rules
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Special Referral Voucher Program with Seven Counties Services, Inc.	42-2014	2015				Not yet implemented	LMHA will provide up to 50 vouchers to low-income families referred through Seven Counties, Inc.'s Assertive Community Treatment (ACT) team. Assertive Community Treatment is an Evidenced Based Practice approved by the Substance Abuse and Mental Health Services Administration (SAMHSA) designed to engage persons with a Severe Mental Illness (SMI) whose needs are not met by traditional outpatient services. Housing assistance will be provided to households that are referred to the Housing Authority by the ACT team. Households must also meet basic Section 8 eligibility criteria.
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	The Villager - Center for Women and Families (CWF)	1-2005	2005	2005			Ongoing	LMHA allocates up to 22 vouchers to a special referral program with the Center for Women and Families for their long-term transitional housing on their downtown campus. Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship. Voucher utilization has remained 100%. Since 2009, 15 families have graduated from the program and 9 portable vouchers have been issued. This activity has increased housing choice and cost effectiveness.
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Louisville Scholar House - Family Scholar House (formerly Project Women)	15-2009	2009	2008			Ongoing	LMHA allocates up to 56 vouchers to a special referral program with Family Scholar House for their Louisville Scholar House facility. Solo heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. Project Women participants (solo parent, attending school).
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Downtown Scholar House - Family Scholar House with Spalding University	20-2010	2010	2011			Ongoing	The activity is to allocate 43 Housing Choice Vouchers annually to a special referral program with Project Women and Spalding University at the Downtown Scholar House.
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Stoddard Johnston Scholar House - Family Scholar House	31-2012	2012	2012			Ongoing	The activity is to set-aside 57 vouchers to a special referral program with Family Scholar House for their new Stoddard Johnston Scholar House (SJSH). In FY 2015, LMHA will amend the SJSH activity to mirror the Parkland Scholar House Activity; the tenant-based vouchers will expire five years from participants' graduation date.
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Parkland Scholar House - Family Scholar House	38-2013	2013	2013			Ongoing	The activity is to set-aside up to 53 vouchers, including 5 vouchers for participants who reside off-campus, for a special referral program with Family Scholar House for their new Parkland Scholar House Facility. Vouchers become portable upon graduation and expire five years from participant's graduation date. In FY 2015, LMHA will amend its policies to allow graduates who enter the HCV Homeownership program to retain their voucher as long as traditional HCV rules permit.
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Wellspring - Youngland Avenue Facility	34-2012	2012	2012			Ongoing	The activity is to establish a special referral program and local preference to provide housing assistance to five (5) household with members with severe mental illness who reside at WellSpring's Youngland Avenue facility while they are participating in the program
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Wellspring - Bashford Manor Facility	36-2013	2013	2012			Ongoing	The activity is to establish a special referral program and local preference to provide housing assistance to five (5) household with members with severe mental illness who reside at WellSpring's Youngland Avenue facility while they are participating in the program. WellSpring is a charitable organization that addresses Louisville's need for supportive housing for adults with severe and persistent psychiatric illnesses. Referrals accepted for this initiative are considered as Mainstream Program participants; therefore, they receive preference on the HCV wait list.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Day Spring	7-2008	2008	2012			Ongoing	LMHA provides housing assistance to four (4) households with members who have a severe mental illness and who live in a Day Spring constructed unit while they participate in the program. Day Spring, a faith-based charitable organization, provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting. Residents who receive voucher assistance must meet the Section 8 program income requirements; however, under the initiative, not all of the residential units will be subject to typical HUD Housing Quality Standards and rent reasonableness requirements
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	100,000 Homes Initiative	30-2012	2012	2012			Ongoing	LMHA set aside 50 vouchers to a Special Referral HCV program with the 100,000 Homes initiative of the Louisville (Substance Abuse and Mental Health Services Administration (SAMHSA) Community Consortium. This activity increases housing choices and access to services for the 50 most vulnerable homeless persons on the streets of Louisville Metro. Participants in this Housing First model program, who are identified and referred by the Louisville SAMHSA, must be chronically homeless.
Other	Local non-traditional program (rental subsidy)	Louisville Metropolitan Housing Authority	Allocate MTW Housing Choice Vouchers to Special Referral Programs	35-2012	2012	2012			Ongoing	LMHA may, without prior HUD approval, allocate up to ten (10) MTW HCVs to a Special Referral HCV program for service-enriched affordable housing programs within the Agency's jurisdiction. Eligible programs will offer housing and supportive services targeted to families whose needs are not adequately served elsewhere in the community. Some allocations may be incremental additions to existing special referral programs while others will be allocations to newly established programs.
Other	Local non-traditional program (rental subsidy)	Massachusetts Department of Housing and Community Development	Family Economic Stability Program (FESP)	2000-1	2000				Ongoing	This MTW activity tests an assistance model which provides a fixed annual stipend to eligible families, regardless of future income or family composition changes. Families exercise considerable decision-making in the utilization of the funds, within some guidelines. Case management and program coordination is provided by designated MTW Advisors at each participating agency. Families may select any housing unit which they deem affordable and appropriate for their needs and which meets the occupancy requirements of the local Board of Health and Massachusetts Lead Laws where applicable.
Other	Local non-traditional program (rental subsidy)	Massachusetts Department of Housing and Community Development	Value Vouchers	2011-1	2011				Not yet implemented	DHCD plans to implement a new "MTW value voucher" targeted to the homeless and those with disabilities. This initiative will provide a lower cost subsidy than a conventional voucher. Participants will be offered units in privately assisted housing developments where the rental costs are lower (generally by 25% or more) than current HUD published FMRs but still not affordable to very-low and extremely low-income households. These would generally be units in LIHTC, 236, and certain state funded developments, for example, where rents are generally set at or below 60% of AMI.
Other	Local non-traditional program (rental subsidy)	Massachusetts Department of Housing and Community Development	Opportunity Neighborhoods	2011-2	2011				Not yet implemented	The purpose of DHCD's "Opportunity Neighborhood" MTW initiative is to provide significant supports and encouragement to existing voucher participants and/or new voucher holders who wish to move to areas with empirically-documented improved educational systems, job opportunities, social services and other opportunities in the expectation that over time their need for housing and other subsidies will abate or diminish. Existing participants and/or voucher holders moving into these areas will be provided with case management support both before and after the move through the participating regional administering agencies. Other incentives may be provided based on family needs and budget availability such as transportation assistance, child care referrals, training stipends, etc. Families will be encouraged or required to develop a family plan to access opportunities in their new neighborhoods with a special focus on positive outcome educational programs for children and available jobs for adults. Where appropriate, participants will also be encouraged to participate in the Family Self Sufficiency Program.
Other	Local non-traditional program (rental subsidy)	Oakland Housing Authority	Local Housing Assistance Program	10-06	2010	2010			Ongoing	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service enriched housing to special needs populations.
Other	Local non-traditional program (rental subsidy)	Oakland Housing Authority	Short-Term Subsidy Program	09-02	2010	2010			Ongoing	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in -place.
Other	Local non-traditional program (rental subsidy)	Orlando Housing Authority	Provide up to 50 Units and Supportive Services at West Oaks Apartments for up to 18 Months for Homeless Individuals	6	2012	2013			Ongoing	Activity 6 was planned to provide up to 50 one bedroom units and supportive services for up to 18 months for homeless individuals at West Oaks Apartments, a 280 unit market rate multifamily property owned by OHA.



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Other	Local non-traditional program (rental subsidy)	Portage Metropolitan Housing Authority	Providing Transitional Housing	PH-9	1999	1999		2013	Closed out	PMHA had approval to use some of its Public Housing inventory in conjunction with a non-profit partner to use as transitional housing for the homeless with a two-year time limit.
Other	Local Non-traditional program (rental subsidy)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-14 Amendment: Payment Standard Changes Between Regular Reexaminations	2009-14	2009	2010			Ongoing	This initiative allows HACSC to immediately change the subsidy size when the voucher size changes as a result of a family composition change or a change in HACSC's subsidy size policy that occur between regular reexaminations.
Other	Local Non-traditional program (rental subsidy)	Cambridge Housing Authority	2007-1: Review of Alternative Subsidy Approaches	2007-1	2007	2007		2014	Closed out	No description provided
Other	Local Non-traditional program (rental subsidy)	District of Columbia Housing Authority	2005-9: Streamlined Operating Subsidy Only (OPERA) Protocol - Operating Assistance for Rental Housing	9	2005	2013			Ongoing	No description provided
Other	Local Non-traditional program (rental subsidy)	Philadelphia Housing Authority	2014-1: Flexible Subsidy Initiative	2014-1	2013	2014			Not yet implemented	No description provided
Other	Local Non-traditional program (rental subsidy)	Philadelphia Housing Authority	2005-4: Voucher Issuance	2005-4	2005			2014	Closed out	No description provided
Other	Local Non-traditional program (rental subsidy)	Philadelphia Housing Authority	2004-8: Blueprint	2004-8	2004			2013	Closed out	No description provided. Includes elements of resident services activity bucket.
Other	Local non-traditional program (rental subsidy)	Charlotte Housing Authority	2009-4 Community Based Rental Assistance	2009-4	2009	2009			Ongoing	CHA retains the flexibility to use, as necessary, the public housing program guidelines for PBV participants that reside in mixed-finance communities with regard to various operational and procedural functions
Other	Local payment standards	Alaska Housing Finance Corporation	Modify Reasonable Rent Procedure for 5 Percent FMR Decrease.	2015-1	2015				Not yet implemented	AHFC will apply revised payment standards as follows: · New admissions will use the revised payment standard upon issuance. · Classic Program families will have the revised payment standard applied at the first regular examination following publication. · Step Program families will only receive a revised rate if the payment standard has changed by more than 20 percent in a rolling three-year period.
Other	Local payment standards	Alaska Housing Finance Corporation	Local Payment Standards	2011-2	2011	2014			Ongoing	This activity proposes establishing payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC will continue to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC will also ensure that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff will use an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, rentals, and utilities. Staff will also continue to collect its own survey data on rentals in the local market.
Other	Local payment standards	San Antonio Housing Authority	Faster Implementation of Payment Standard Decreases (HCV)	FY2014-3					Ongoing	Currently, when Fair Market Rent (FMR) is reduced and the payment standard is adjusted accordingly, the reduced payment standard is applied at each participant's second regular reexamination. This activity will allow SAHA to apply the lower payment standards at each participant's next reexamination (Move, Interim and/or Annual reexaminations). If the participant's rent portion increases as a result of applying the new payment standard, SAHA will provide the participant a 30-day notice of rental increase.
Other	Local payment standards	Fairfax County Redevelopment and Housing Authority	Allow Implementation of Reduced Payment Standards at Next Annual Reexamination	2014-8	2014				Not yet implemented	Along with other activities that produce cost efficiencies for the FCRHA, implementing reduced Housing Choice Voucher payment standards at the first annual re-examination rather than the second annual re-exam will result in significant savings for the FCRHA. Families can elect to take on the additional burden above the payment standard if landlords do not elect to reduce their rent. Or, the family can use the mobility feature of the voucher to move to a more affordable unit in line with their self-sufficiency goals. For FY 2014 reduced payment standards will not apply to two-bedroom units.
Other	Local payment standards	Housing Authority of Portland	Broaden range of approved payment standards	13	2015				Not yet implemented	Regulations require that payment standards are set between 90% and 110% of Fair Market Rents, as defined by HUD for the geographic area in which the housing authority is operating. In order to ensure that payment standards are sufficient to allow Housing Choice Voucher participants reasonable choice in neighborhoods, Home Forward is proposing to broaden its "base range," providing the ability to establish payment standards between 80% and 120% of the Fair Market Rents without prior HUD approval.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Other	Local payment standards	Housing Authority of the City of Pittsburgh	Modified Payment Standard Approval		2004	2004			Ongoing	Originally approved in 2004, HACP is authorized to establish Exception Payment Standards up to 120% of FMR without prior HUD approval. HACP has utilized this authority to establish Area Exception Payment Standards and to allow Exception Payment Standards as a Reasonable Accommodation for a person with disabilities.
Other	Local payment standards	Housing Authority of the City of Pittsburgh	Modified Rent Reasonableness Process						Closed out	The HACP had previously adopted a rent reasonableness system that, as a result of MTW flexibility, reduces the key comparability factors from eleven (11) to three (3). Those factors are location, size (number of bedrooms and bathrooms), and type of unit. To conduct the comparability analysis, both total rent and tenant-paid utilities (based upon the current HCVP utility allowances) of at least three (3) comparable properties are used to establish the reasonable rent of the subject (assisted) property.
Other	Local payment standards	Housing Authority of the County of San Bernardino	Local Payment Standards	12	2009	2012			Ongoing	San Bernardino County is the largest county in the contiguous United States by area and larger than any of the nine smallest states combined. This activity allows HACSB to establish a local payment standard schedule that accurately reflects the varying rental submarkets that exist across our vast County. With the flexibility provided by this activity, HACSB does not use the HUD-published Fair Market Rents to establish payment standards for its jurisdiction. Instead, HACSB conducts a study of local market rents and establishes local payment standards for each of the nine submarkets that it has designated within its jurisdiction based upon the results of the market study. This activity has increased the housing choice for our families as they are now able to move to regions with better job prospects, transportation and schools, most of them being lower poverty areas.
Other	Local payment standards	Housing Authority of the County of San Mateo	Apply Current Payment Standards at Interim Re-examination	2011-20	2011	2011		2013	Closed out	To reduce the family's rent burden and eliminate the confusion among staff and to increase housing choice for families, HACSM proposes to apply the current payment standard to the calculation of the monthly housing assistance payment at whatever time the action is being processed (i.e. interim reexaminations, annual reexaminations). HACSM will continue to give the family at least 30 days notice of the rent increase in the event the family's rent portion increases as a result of this proposal
Other	Local payment standards	Housing Authority of Champaign County	Local Payment Standards	2012-1	2012	2012			Ongoing	Champaign County has a geographic area of 997 square miles consisting of the urban cities of Champaign and Urbana, the Village of Rantoul and various other small villages and towns. The diversity of HACC's jurisdiction results in real estate markets that demand rent schedules far beyond those of the HUD published Fair Market Rents. Utilizing a third party market research firm, HACC identified that Champaign County has nine (9) Primary Real Estate Sub-Markets. To facilitate administration of Local Payment Standards, HACC identified boundaries for each PRESM that include the entire Village, Town or Township in rural areas of the County and complete census tracts in the urban areas of the County.
Other	Local payment standards	King County Housing Authority	Payment Standard Changes	2005-4	2005	2005			Ongoing	This initiative develops local criteria for the determination and assignment of payment standards in order to increase affordability in high-opportunity neighborhoods while also ensuring the best use of limited financial resources. In FY 2005, KCHA began applying new payment standards at the time of a resident's next annual review. In FY 2007, KCHA expanded this initiative to allow approval of payment standards of up to 120 percent of the fair market rent (FMR) without HUD approval. In early FY 2008, KCHA decoupled the payment standards from HUD's FMR calculations entirely so that we could be responsive to the range of rents in Puget Sound's submarkets.
Other	Local payment standards	Lawrence-Douglas County Housing Authority	Change the effective dates of variables affecting rent calculations to January 1.	14-3	2014	2014			Ongoing	This Activity uses MTW flexibility to change the effective dates for program changes that affect rent calculations such as Fair Market Rent, Voucher Payment Standard and Utility Allowance, etc., to correspond with the beginning of LDCHA's fiscal year, January 1. This will reduce cost and achieve greater cost effectiveness by eliminating unnecessary reprinting of key agency documents.
Other	Local payment standards	Massachusetts Department of Housing and Community Development	Payment Standard Exceptions	2010-2	2010				Ongoing	Under this MTW initiative, DHCD is authorized to approve any documented and reasonable exception to payment standards as a reasonable accommodation for HCV households with disabled household members without HUD approval. This policy is utilized without regard to the percentage increase requested over the payment standard.
Other	Local payment standards	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2010-3: Applying Current Increased Payment Standards at Interim Reexaminations	2010-3	2010	2010			Ongoing	This MTW activity allows the application of the current payment standard (if the payment standard has increased since the family's last regular reexamination) to the rental assistance calculation at interim reexaminations.
Other	Local payment standards	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2011-1: Streamlined Approval Process for Exception Payment Standard for Reasonable Accommodation - HCV	2011-1	2011	2011			Ongoing	This initiative allows HACSC to approve as a reasonable accommodation an exception payment standard of the published FMR's to provide a person with a disability an equal opportunity to secure housing.

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Other	Local payment standards	Chicago Housing Authority	2010-2: Exception Payment Standards	2010-02	2010	2010			Ongoing	CHA lowered the limit for exception payment standards to no more than 150% of HUD FMR for all new requests with phase out of existing exception payments that exceed 150% over the next three years
Other	Local payment standards	Housing Authority of Baltimore City	2007-12: Exception Payment Standards	2007-12	2007	2007			Ongoing	Payment Standards for the Thompson mobility program will be set between 90 and 130 percent of the HUD published Fair Market Rent.
Other	Local payment standards	Housing Authority of Baltimore City	2009-2C: Payment Standards at the 50th Percentile	2009-2C	2009	2009		2011	Closed out	As an alternative to using the HUD published Fair Market Rent (FMR) as the basis for determining its Payment Standards, HABC will use the HUD-published 50th percentile rent estimates
Other	Portability policies	Keene Housing	Restrictions on Section 8 Portability	2008.02.C E	2008	2008			Ongoing	Since 2009, KH restricts households from porting out of our jurisdiction to those households who provide demonstrable need for a reasonable accommodation, are the victim of domestic violence, or for RSR participants who can show that such a move would demonstrably increase their financial stability, such as a new employment or educational opportunity.
Other	Portability policies	Alaska Housing Finance Corporation	Portability	2014-1i	2014				Ongoing	This supporting activity proposes changes to AHFC's Housing Choice Voucher Administrative Plan regarding requirements that Step Program families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction. AHFC does not propose any changes to current HUD regulations regarding portability for Nonelderly Disabled (NED) Vouchers or Veterans Affairs Supportive Housing (VASH) Vouchers. AHFC will also continue to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program.
Other	Portability policies	Vancouver Housing Authority	Restrictions on HCV Port-Outs	1999-06	1999				Closed out	No description provided
Other	Portability policies	Vancouver Housing Authority	All HCV Port-Ins to be Absorbed by VHA	1999-01	199				Closed out	No description provided
Other	Portability policies	Tacoma Housing Authority	Local Policy on Port Outs	12	2012	2012			Ongoing	THA put limits on outgoing portability except for households that need to move out of the jurisdiction due to reasonable accommodation, employment, situations covered underneath the Violence Against Women Act (VAWA), and education. THA also allows a family to port-out if the receiving housing authority absorbs the voucher. The policy intends to cut back on the number of housing dollars leaving Tacoma and to cut back on the burden of administering port outs.
Other	Portability policies	Seattle Housing Authority	One Year Residency Requirement before Port Out	#19.H.03	2015				Not yet implemented	a requirement that recipients of Housing Choice Vouchers must have one year of residency in Seattle before they can use their voucher to port out to a different community. The one year residency requirement will apply after the household leases a unit in Seattle with their voucher.
Other	Portability policies	Seattle Housing Authority	Mobility and Portability	19	2013				Not yet implemented	Two components: Housing Choice Moving Cost Assistance and Support: Seattle Housing Authority will develop an assistance fund for security deposits and similar costs for voucher participants. (under development); Limiting portability in high cost areas: Seattle Housing Authority may deny requests for portability moves to another jurisdiction when the receiving housing authority intends to administer rather than absorb the voucher and the resulting payment standard would be higher than Seattle Housing Authority's payment standard. (inactive)
Other	Portability policies	Housing Authority of Columbus, Georgia	Portability restrictions	2015.02	2015				Not yet implemented	In an effort to address fairness, limit administrative burdens, and ultimately help more families, the HACG seeks to apply a work restriction on port ins and outs. The HACG will not approve any ports out unless it is verifiable employment related and will not "absorb" any ports in unless the Head of Household is employed at least 20 hours per week on average and has been employed for six consecutive months or longer. However, relocations related to education, health (medical/disability), long-term care, etc..., will be considered on a case-by-case basis.
Other	Portability policies	Housing Authority of the County of San Bernardino	Local Policies for Portability	8	2009	2010			Ongoing	HACSB applies all MTW requirements to inbound portability participants. HCV participants porting into San Bernardino County are required to comply with HACSB's MTW policies and requirements. In addition, a work requirement was implemented for eligible participants porting into HACSB's jurisdiction.
Other	Portability policies	Lincoln Housing Authority	Responsible Portability	Initiative 2	1999	1999			Ongoing	The purpose of responsible portability in our MTW program is to reduce costs and prevent families from porting out with their voucher because of our MTW policies. It was anticipated that some families would choose to port out just to avoid the work requirements and other expectations of the MTW program. Portability is allowed for specific reasons as listed above. Families are given information about our responsible portability policy, and it is recognized that once people are aware of the policy, few formal requests are made.

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Other	Portability policies	Louisville Metropolitan Housing Authority	Special Referral MTW HCV Programs (Restricted Portability until Graduation)	44-2015	2015	2015			Ongoing	Special referral programs are intended to address the needs of persons not otherwise met in the community and provide the voucher as incentive for families to move toward economic self-sufficiency. LMHA has established special referral programs with two housing and support services providers at three facilities. Families with specific needs often face multiple barriers to achieving their self-sufficiency goals. LMHA's special referral MTW Housing Choice Voucher programs are a strong incentive for participants to enroll and complete the program as the current waitlist for HCV vouchers includes over 15,700 applicants. It also increases housing choice for low-income families interested in these programs.
Other	Portability policies	Oakland Housing Authority	Local Area Portability Reform	15-01	2015				Not yet implemented	Revises portability policies in the Housing Choice Voucher program to limit port-outs to local area jurisdictions except for special circumstances.
Other	Portability policies	Portage Metropolitan Housing Authority	Restrict portability moves out of Portage County for the Housing Choice Voucher Program.	HCV-1	2009	2009			Ongoing	Families seeking to move out of Portage County are permitted to utilize portability to any jurisdiction if the receiving jurisdiction were willing to absorb the household. If the receiving jurisdiction chose to bill PMHA, the family could port to that jurisdiction only if the receiving jurisdiction had payment standards or fair market rents less than or equal to Portage County (Akron MSA). This restriction does not apply to portability moves out of Portage County that are justified under laws and regulations applicable to reasonable accommodations for disability and to federal Violence Against Women Act provisions.
PBV accountability; other	Comprehensive PBV Activities that incorporate multiple flexibilities	San Antonio Housing Authority	Revise mobility rules for PBV	FY2011-8					Closed out	This activity was designed to increase cost efficiency, and was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.
PBV Flexibility		Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-7: Project-Based Unit Substitution	2009-7	2009			2009	Closed out	HACSC proposes to allow substitution of a different unit with the same number of bedrooms in the same building for a previously designated project-based certificate unit or a project-based Initial Guidance unit.
PBV flexibility	Alternate competitive process	Housing Authority of the County of San Mateo	Eliminate Competitive Process for Allocation of PBV to Former Public Housing	2010-11	2010	2011			Ongoing	In FY2011, HACSM received HUD approval to allocate project-based vouchers to its former public housing units without the use of a competitive process. In FY14, HACSM received HUD approval to expand the scope of this activity to include other housing units owned by HACSM or HACSM affiliates such as the redeveloped Half Moon Village.
PBV flexibility	Alternate competitive process	Oakland Housing Authority	Allocation of PBV Units: Without Competitive Process	06-02	2006	2006			Ongoing	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA without using a competitive process.
PBV flexibility	Alternate competitive process	Oakland Housing Authority	Allocation of PBV Units: Using Existing Competitive Process	06-03	2006	2006			Ongoing	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.
PBV flexibility	Alternative competitive process	Housing Authority of the City of Reno	PBV to RHA Owned/Controlled Units without Competitive process	2014-1	2014	2014			Ongoing	RHA owns quite a few single family homes and condos. To expand housing choice, RHA has been requesting and receiving approval from HUD to assign PBVs to these units without a competitive process. These units are being used for several programs which increase housing choice. 33 units have gone through HUD's approval process so far.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Keene Housing	Project-based Voucher Program (formerly Project-Based Coupons)	2008.01.HC	2008	2008			Ongoing	KH continues to run its local Project Based Voucher (PBV) program, initially approved in 2008.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Keene Housing	Affordable Housing Preservation Program (AHPP)	2014.01.CE	2014	2015			Ongoing	KH proposed and received approval for our Affordable Housing Preservation Program in our FY2014 Plan. Building on the successes of similar initiatives at other MTW Agencies, the program more effectively uses the subsidy provided by the Enhanced Voucher program (Section 8(t) of the U.S. Housing Act) to preserve properties that would otherwise either continue to suffer from inadequate funding, or convert to market rate. It does this by providing property owners the option to opt-out of an expiring PBRA contract and convert to a PBV HAP contract with KH.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Alaska Housing Finance Corporation	Project-Based Vouchers – Waiver of Tenant-Based Requirement	2011-3	2011	2011			Ongoing	Waive the requirement to provide a tenant-based voucher to a family upon termination of project-based voucher assistance. The project-based voucher policy was approved by AHFC's Board of Directors and implemented in 2011. AHFC monitors the turnover at the development. Activity is ongoing.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Alaska Housing Finance Corporation	Sponsor-Based Rental Assistance Program, Karluk Manor	2012-4	2012	2012			Ongoing	Fund rental assistance outside Section 8 rules consistent with 'broader uses of funds' authority in Attachment D of the Agreement. Provide the funding equivalent for rental FY2015 AHFC Plan Page 33 02/24/2015 assistance of 35 project-based voucher units at a Housing First development, Karluk Manor. Karluk Manor's 48 units are fully leased, and AHFC continues to monitor the funding requests each month. Activity is ongoing.
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Vancouver Housing Authority	Rent buy-down local subsidy program	2015-01	2015				Not yet implemented	This proposed activity is for the VHA to create a local program that will "buy-down" rents at a market rate apartment property (not subsidized or receiving tax credits) so that the units become affordable for, and only available to, households at or below 50% of the Area Median Income (AMI). If selected an owner would receive funds from the VHA to offset the amount the project would require to reduce apartment rents to reach the affordable level. To be considered affordable the bought-down gross rents will be calculated by taking 33% of an income equal to 45% of AMI assuming 1.5 persons per bedroom.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Vancouver Housing Authority	Alternative Project-Based Voucher Program	2014-06	2014				Ongoing	The VHA first proposed an alternative Project-Based Voucher program in the FY 2008 MTW Annual Plan. Subsequently a number of MTW policies relating to the PBV program were incorporated into specific MTW Activities or as standalone MTW activities. This activity consolidates and re-states many of those policies in order to clarify that they apply to all PBV projects funded under MTW. Various exemptions listed: waiver of competitive bidding process, requirement for a move voucher after one year waived; selection based on referrals rather than waiting lists; up to 100% of units in development can be PBV; notes ongoing HQS and rent-reasonableness determinations as a part of 2011-05
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Vancouver Housing Authority	Floating Units" in Project-Based Voucher program	2011-02	2011				Closed out	No description provided
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Tulare County Housing Authority	Project Based Section 8	four	2011				On hold	: In our 2009-2010 MTW Plan, HATC discussed the building of 30 single-family units in the city of Tulare that would allow HATC to participate in the project-based HCV program for the first time. This complex, Tule Vista, was built in conjunction with the City of Tulare Redevelopment Agency. HATC was authorized to undertake such initiative by its Moving-to-Work Agreement, Attachment C, Section (D)(1)(e) and D (7). These regulations authorize waiving the requirements for a Request for Proposal by an agency planning to project base and Section 8 vouchers and review of proposals for various owners. They also, authorize waiving the limitation on only allowing 25% of units in a complex to be project based. These subsidies were essential in order to make the project financially viable.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Tacoma Housing Authority	Local Project Based Voucher Program:	3	2011				Ongoing	This program introduces several changes to the way the project based voucher program is operated. They are as follows: • THA removed the cap on project based vouchers for its own developments. That will allow THA to finance more developments in the future. • THA waived the mobility option that allows PBV tenants to automatically receive a tenant-based voucher after one year of occupancy. • THA established a reasonable competitive process and contract terms, including the length of the contract, for project-basing HCV assistance at units owned by for-profit or non-profit entities. Units must meet existing HQS or any standard developed by THA and approved by HUD pursuant to the requirements of this Restated Agreement. • THA began conducting Housing Quality Standards (HQS) inspections on units it owns or has interest in. The changes have allowed THA to streamline many parts of the project based program that were inefficient or unfair to those on the waitlist.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Seattle Housing Authority	Project-based Program	9	1999	2000			Ongoing	Seattle Housing Authority uses MTW to develop and implement a local project-based program, providing vouchers to subsidize units in Seattle Housing Authority-owned and non-profit-owned properties throughout Seattle. Seattle Housing Authority's project-based activities include a large number of MTW strategies to reduce costs, make project-based programs financially feasible for owners, and to provide housing choice in Seattle
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	San Diego Housing Commission	EXPAND THE PROJECT-BASED VOUCHER PROGRAM (RE-PROPOSED)	2010-9	2015				Not yet implemented	In the Fiscal Year 2015 MTW Plan, SDHC requests to include four additional flexibilities to further increase housing choice in San Diego: 1. Require the resident to participate in supportive services as a condition of tenancy. 2. Allow for project-specific waiting lists maintained by the owners or non-profit providers in compliance with agency standards. 3. Approve exception payment standards exceeding 110% of the FMR without requiring HUD approval. 4. Increase the number of designated PBV units in a contract after the first three years of the contract have elapsed.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	San Diego Housing Commission	Authorize commitment of PBV to SDHC-owned units	2011-2.	2011	2010			Ongoing	Streamlines the process of committing PBV to agency owned units by using waivers to allow SDHC to project base units utilizing a non-competitive process. Update: PBV units added to the Mason Hotel and Parker-Kier, developments owned by SDHC.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	San Antonio Housing Authority	Modified Project Based Vouchers	FY2015-3					Not yet implemented	First, this activity allows SAHA to commit vouchers to developments in SAHA's new and existing properties. The vouchers increase the number of units that are affordable to households based on their actual ability to pay...Secondly, this activity also increases cost effectiveness by removing the automatic provision of a tenant-based voucher to a household who wishes to relocate from a unit associated with local project based set aside voucher.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	San Antonio Housing Authority	Commitment of project-based vouchers (PBV) to SAHA-owned or controlled units with expiring subsidies (HCV)	FY2011-6					Closed out	This activity was designed to increase housing choices, and was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	San Antonio Housing Authority	Local Project Based Voucher Program for Former Public Housing Residents	FY2012-11					Closed out	This activity was originally approved as part of the FY2011-2012 MTW Plan was closed out before implementation due to discussions with HUD about RAD option.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Fairfax County Redevelopment and Housing Authority	Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance	2014-7	2014				On hold	The activity 2014-7 Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance was first approved in the FCRHA's FY 2014 MTW Plan. The FCRHA owns and operates 209 Public Housing units that are considered "scattered" or within properties not wholly-owned by the FCRHA. Generally these are townhouse units that operate within homeownership association covenants. The FCRHA proposed the following: · Consider a plan to dispose of scattered-site Public Housing units to an FCRHA-affiliated entity, and · Convert those units to project-based Section 8 assistance to allow for more efficient management and possible designation for special populations occupancy by the elderly or persons with disabilities.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Holyoke Housing Authority	Project-basing enhanced vouchers	2015-4	2014	2015			Ongoing	HHA will preserve the long term affordability of expiring use properties by project-basing Enhanced and Tenant Protection vouchers for up to a 15 year extendable term.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of the City of New Haven	Defining income eligibility for the Project Based Voucher Programs	1.4 and 1.10	2012	2013			Ongoing	Authority will use the flexibility granted to it under Attachment C, Section C(3)(a) of the MTW Agreement to establish eligibility criteria under its Administrative Plan to require that no less than 40 percent of the project based vouchers awarded in any year to be awarded to families with incomes at or below 30 percent of the area median income, adjusted for family size. HANH will award up to 15 percent of the PBV's allocated to for any mixed finance project to families with incomes between 50 and 80 percent of Area Median Income. 45 percent of PBV may be allocated to families with income between 50 and 80 percent AMI for Brookside Phase 2 Rental mixed finance development.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of the County of San Bernardino	Local Project Based Voucher Program	11	2009	2010			Ongoing	HACSB has implemented a local Project-Based Voucher (PBV) program to increase the availability of quality housing units. The expansion of our housing authority and/or our affiliate nonprofit owned housing stock will allow us to continue to reinvest net income into the acquisition of additional affordable housing units.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of the County of San Mateo	Expand Usage of PBV at HACSM Developments Undergoing Disposition	2009-5	2009	2009			Ongoing	In HACSM's FY2009 Supplemental MTW Annual Plan, HACSM received approval to project-base up to 100% of the replacement vouchers at public housing units undergoing the demo/diso process. HACSM submitted two demo/diso applications in June 2010. The application for Midway Village was approved by HUD in January 2011 and vouchers were issued to all eligible households in May 2011. All 150 units at Midway Village are now under a Project-Based HAP contract. The application for El Camino Village was not approved by HUD
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of the County of San Mateo	Accept Lower HAP by Modifying PBV Rules for In-place Residents at former Public Housing Developments	2010-13	2010	2011			Ongoing	At the time of disposition, if a public housing resident is residing in an oversized unit and HACSM does not have the proper size unit available for the resident to relocate, HACSM will accept a lower HAP based on the unit size the resident qualifies for and not the actual unit size occupied. However, as is the current policy, as units of the appropriate size become available at the subject project-based property, the over-housed resident will be required to move into the newly available unit.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of Champaign County	Local Project Based Voucher Program	2011-7	2011	2011			Ongoing	HACC developed and implemented a local Project Based Voucher (PBV) Program to ensure that a greater number of quality units are available to low-income families throughout Champaign County
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	King County Housing Authority	Local Project-Based Section 8 Program	2004-2	2004	2004			Ongoing	KCHA strategically places project-based Section 8 subsidies in high-opportunity areas of the county in order to increase access to these desirable neighborhoods for low-income households. Second, KCHA partners with nonprofit community service providers to create housing targeted to special needs populations, opening new housing opportunities for chronically homeless, mentally ill or disabled individuals, and homeless families with children who traditionally have not been served through our mainstream Public Housing and Section 8 programs. KCHA is also coordinating with county government and suburban jurisdictions to underwrite a pipeline of new affordable housing developed by local nonprofit housing providers.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	King County Housing Authority	Transfer of Public Housing Units to Project-Based Subsidy	2011-1	2011	2011		2012	Closed out	This initiative preserved the long-term viability of 509 units of Public Housing with disposition to KCHA-controlled entity, leveraged funds to accelerate capital repairs and increased tenant mobility through the provision of tenant-based voucher options to existing public housing residents.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	King County Housing Authority	Remove Cap on Voucher Utilization	2007-8	2007	2007		2014	Closed out	This initiative allows KCHA to award Section 8 assistance to more households than permissible under the HUD-established baseline. Our savings from a two-tiered payment standard, operational efficiencies, and other policy changes have been critical in helping us respond to the growing housing needs of the extremely low-income households in the region.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Lincoln Housing Authority	Project-based Section 8 Units	Initiative 6	2012	2012			Ongoing	LHA will provide project-based Section 8 assistance to property owned or managed by LHA, without a competitive bid. Site selection for LHA owned or managed property will be based on the need to maintain and preserve affordable housing. Each site may create a separate wait list for applicants interested in renting project-based units. LHA will eliminate the restriction on the percentage of units leased in a building or project.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Massachusetts Department of Housing and Community Development	Project Based Voucher Discretionary Moves	2012-3	2012				Ongoing	Beginning in FY 2012, DHCD modified its Project Based Voucher (PBV) program guidelines to establish reasonable limits on discretionary moves. DHCD believes that this policy will promote efficiency in the operation of the PBV program, while also ensuring that tenant-based vouchers continue to be available to eligible households on the waiting list.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Massachusetts Department of Housing and Community Development	Expiring Use Preservation Initiative	2012-4	2012				Ongoing	This initiative was designed to preserve the long-term affordability of expiring use properties. This affordable housing preservation tool makes use of the resources provided by HUD in the form of Enhanced and Tenant Protection Vouchers to continue the affordability of the units in these projects by converting eligible units immediately to Project-Based Units with a 15 year affordability period.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Oakland Housing Authority	SRO/ Studio Apartment Project-based Preservation Program	11-03	2011				Not yet implemented	Develops a PBV sub-program tailored to the needs of developments with SRO and studio units providing service enriched housing. OHA will commit long-term PBV subsidies to developments where there is a need to preserve the housing resource.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Oakland Housing Authority	PBV Transitional Housing Programs	11-05	2011	2011			Ongoing	Modifies PBV program rules to permit transitional service enriched housing to fill specific unmet community needs. Used to operate the MOMS Program, which provides transitional service enriched housing to mothers returning from prison to reunite with their children.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Oakland Housing Authority	Waive 12 Month Minimum Stay Requirement in Converted PBV Units	10-09	2010	2010			Ongoing	Waives the 12 month minimum stay requirement for existing tenants in units that have converted to PBV assistance as the result of an approved disposition.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Portage Metropolitan Housing Authority	Project-Based Voucher Program	HCV-4	1999				Ongoing	PMHA operates a project-based voucher program under a different set of rules and regulations than those provided for under the standard HUD rules for project-based vouchers.
PBV flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Boulder Housing Partners	2014-6: Rent Limits and Rent Reasonableness for Project-Based Vouchers	2014-6	2014	2014			Ongoing	This activity's main objective is to reduce cost, eliminate redundancy and increase efficiency by allowing the Housing Authority to establish appropriate rent limits in project-based voucher projects and conduct its own rent reasonableness procedures for setting rents at Project-Based Voucher (PBV) Communities where the developer is required, or has chosen, to conduct a market study.
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Cambridge Housing Authority	2008-1: Implement Revised Project-Based Vouchers in Cooperative Effort with City's Housing Trust Fund	2008-1	2008	2008		2014	Closed out	No description provided
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Cambridge Housing Authority	2013-2: Project-Based Voucher in Public Housing	2013-2	2013	2014		2014	Closed out	CHA will use MTW flexibility to apply the similar public housing policies and procedures to residents in project-based units.
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of Baltimore City	2007/8-7. Project-Based, or Transitional Housing	2007/8-7.		2011			Ongoing	HABC is authorized to waive certain provisions of 24 CFR 983.53 in order to pay Project Based Voucher assistance for units in a transitional housing facility
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	Housing Authority of Baltimore City	2014-4H. Project-Based Voucher Award Process	2014-4H	2014	2014			On hold	HABC will establish a rolling selection process for project-based vouchers based on threshold criteria established by HABC
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	District of Columbia Housing Authority	2004-1: Modifications to DCHA's Project-Based Voucher Program	1	2004	2004			Ongoing	No description provided
PBV Flexibility	Comprehensive PBV Activities that incorporate multiple flexibilities	District of Columbia Housing Authority	2008: Streamlining the Transition from Project-Based to Tenant-Based Vouchers	3.6.08	2008	2009		2012	Closed out	No description provided
PBV flexibility	Creation of Local Contracts/Forms (for PBV Programs)	King County Housing Authority	Project-Based Section 8 Local Program Contract Term	2009-1	2009	2009			Ongoing	KCHA extended the length of the allowable term for Section 8 project-based contracts up to 15 years in order to help our partners underwrite and leverage private financing for development and acquisition projects.
PBV Flexibility	Creation of Local Contracts/Forms (for PBV Programs)	Chicago Housing Authority	2011-5: PBV Contract Commitments with 16-30 Year Initial Terms	2011-05	2011	2011			Ongoing	CHA enters into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that have an initial term of 16-30 years.
PBV Flexibility	Creation of Local Contracts/Forms (for PBV Programs)	Housing Authority of Baltimore City	2015-21. Project Based Voucher Amendments to the HAP Contract	2015-21	2015				Not yet implemented	At HABC's discretion and subject to all PBV regulatory requirements on the number of dwelling units that may receive PBV assistance per project and on the overall size of HABC's PBV program, a HAP contract may be amended during the initial term and during any renewal term of the HAP contract to add additional PBV units in the same project.
PBV Flexibility	Creation of Local Contracts/Forms (for PBV Programs)	Housing Authority of Baltimore City	2010-9. The Bailey Long –Term Affordable Project-Based Voucher Contract	2010-9	2010	2010			Ongoing	Long Term Affordable Project Based ("LTA") Program creates long term affordable units for persons with disabilities in compliance with the Bailey Consent Decree
PBV Flexibility	Creation of Local Contracts/Forms (for PBV Programs)	Housing Authority of Baltimore City	2014-10. The HABC Long –Term Affordable Project-Based Voucher Contract	2014-10	2014	2014			Ongoing	HABC created long term affordable project based units ("Long Term Affordable Project Based Units" or "LTA-PB Units")
PBV Flexibility	Creation of Local Contracts/Forms (for PBV Programs)	Housing Authority of Baltimore City	2009-15. HAP Contract Modifications – Floating Units	2009-15	2009	2010			Ongoing	This initiative allows floating units instead of identifying specific units in the HAP contract in the Project Based Voucher program.

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PBV flexibility	Creation of local contracts/forms (PBV Program)	Oakland Housing Authority	PBV Occupancy Standards	11-01	2011	2011			Ongoing	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program)
PBV flexibility	Creation of local contracts/forms (PBV Program)	Oakland Housing Authority	Combined PBV HAP Contract for Multiple Non-contiguous Sites	10-03	2010	2010			Ongoing	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.
PBV flexibility	Creation of local contracts/forms (PBV Program)	Oakland Housing Authority	Alternative Initial Rent Determination for PBV Units	10-04	2010	2010			Ongoing	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.
PBV flexibility	Creation of local contracts/forms (PBV Program)	Oakland Housing Authority	Acceptance of Lower HAP in PBV Units	10-05	2010	2010			On hold	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in - place.
PBV flexibility	Elimination of 20% Portfolio Cap	Housing Authority of Portland	Local project-based voucher program	10	2015				Not yet implemented	For our FY2015 Plan, Home Forward is proposing a change to this activity. Under existing regulations, housing authorities are limited to project-basing up to 20% of the amount of budget authority allocated to the agency by HUD in the voucher program. We are proposing to eliminate this cap on project-based voucher allocations.
PBV flexibility	Elimination of 20% portfolio cap	Housing Authority of the City of New Haven	Increase the percentage of Housing Choice Voucher budget authority for the Agency that is permitted to project-base from 20% up to 25%	1.11	2013	2014			Ongoing	This authorization will allow for the continued redevelopment efforts of the underperforming developments as well as increase housing choices for our residents. It allows the Authority to use its vouchers to pool monies together in order to leverage funds for redevelopment efforts. During FY 2014, HANH utilized 14% of its budget authority.
PBV Flexibility	Elimination of 20% portfolio cap	Housing Authority of Baltimore City	2006-6. Limits on Project Based Vouchers and Increased Project Based Units in a Project or Building	2006-6	2006	2006			Ongoing	HABC reserves the right to allocate up to 30% of its Tenant Based HCV funding for Project Based Vouchers
PBV flexibility	Elimination of 20% portfolio cap; elimination of 25% development cap	Oakland Housing Authority	Eliminate Caps on PBV Allocations	12-01	2012	2012			Ongoing	Eliminates the cap on the total number of units the Authority can project-base and the number of units that can be project-based in a development
PBV flexibility	Elimination of 25% development cap	Alaska Housing Finance Corporation	Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building ..	2011-5	2011				Ongoing	Allow AHFC to project-base vouchers (PBV) at market rental properties it owns and exceed the building cap in project-based voucher developments. This waiver was requested as part of the development of the replacement units at Loussac Manor. In accordance with recently developed PBV policy, rent to owner will be determined by an independent entity approved by HUD.
PBV flexibility	Elimination of 25% development cap	Vancouver Housing Authority	Up to 50% of units in a Project may be PBV	2011-03	2011	2011			Closed out	This activity allows the subsidized units to "float" or change in a project under contract in the PBV program when, for example, a new tenant needs a different size unit or when a tenant no longer requires the subsidy but wants to remain in-place
PBV flexibility	Elimination of 25% development cap	San Antonio Housing Authority	Remove limitation of commitment on PBV so that PBV may be committed to more than 25% of the units in family developments without required provision of supportive services	FY2011-7					Closed out	This activity was designed to increase housing choices, and was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.
PBV flexibility	Elimination of 25% development cap	Housing Authority of the City of New Haven	Increase the allowed percentage of project based voucher (PBV) units from 75 percent to 100 percent in a mixed finance development	1.9	2012	2013			Ongoing	HANH will increase its flexibility to allocate the number of units in a project from 75 percent as previously approved by HUD to 100 percent for the purpose of converting ACC units to PBV units under this initiative. The purpose is to provide cash flow to enable HANH to borrow private funds for the purpose of rehabilitating aging developments in HANH's portfolio. HANH also seeks to waive the requirement of one-year tenancy which will allow participants greater flexibility in housing options.
PBV flexibility	Elimination of 25% development cap	Housing Authority of the City of Reno	Assign PBVs to up to 100% of units in non-Public Housing RHA-owned properties	2015-3	2015				Not yet implemented	RHA owns non-Public Housing dwelling units and complexes which have already been useful in the Mobility program and in helping more people move off of the waiting lists. The number of PBVs in these properties is limited to 20% per building, but RHA could assist more people and increase rental revenue if the limitation were lifted.
PBV flexibility	Elimination of 25% development cap	Housing Authority of the County of San Mateo	Expand the Section 8 Project-Based Voucher Program	2011-16	2011	2011			Ongoing	Effective July 1, 2010 HACSM received HUD approval to increase its voucher budget authority to 30% for the Project-Based program. Expansion of the PBV program is one of the major resources for the development of additional affordable housing units and will assist the San Mateo County to meet the goals of its HOPE Plan, the County's 10 year plan to end homelessness.
PBV Flexibility	Elimination of 25% Development Cap	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-11: Project-Base 100% of Units in Family Projects	2009-11	2009	2010			Ongoing	This initiative allows HACSC to project-base more than 25% of the units in an existing building in multifamily complexes without requiring participation in supportive services.
PBV Flexibility	Elimination of 25% Development Cap	Chicago Housing Authority	2008-2: Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	2008-02	2008	2008			Ongoing	CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building.



Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
PBV Flexibility	Elimination of competitive process in agency owned/controlled units	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-10: Selection of HACSC-Owned Public Housing Projects for PBV Without Competition	2009-10	2009	2009			Ongoing	This initiative allows HACSC to select HACSC-owned public housing projects for project-based voucher assistance without a competitive process.
PBV Flexibility	Elimination of competitive process in agency owned/controlled units	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2010-4: Allocating Project-Based Vouchers to HACSC-Owned Projects without Competition	2010-4	2010	2011			Ongoing	This initiative allows the Agency to select HACSC-owned non-public housing sites for project-based assistance without a competitive process
PBV flexibility	Flat rent \$ or %	San Diego Housing Commission	Project-Based Subsidy Program for the Homeless	2012-4	2012				Not yet implemented	Using Broader Uses of Funds Authority, SDHC created a program which provides a flat based on the number of authorized units in the development; all program administration is performed by the development owner with monitoring and auditing performed by SDHC.
PBV Flexibility	Elimination of 20% portfolio cap; elimination of 25% development cap	Cambridge Housing Authority	2001-2: Implement Local Project-Based Assistance Leasing Program/HCV	2001-2	2001	2001			Ongoing	This program allows CHA to expand its Project-Based portfolio beyond the 20% HUD threshold and allows property owners to project-base a building beyond the 25% HUD threshold. Property owners may coordinate with CHA to project-base up to 100% of a property.
Rent reform		Louisville Metropolitan Housing Authority	Lease-Up Incentives for New Residents at Dosker Manor	23-2010	2010	2010			Ongoing	Because of the abundance of elderly housing in the downtown Louisville area and the difficulty LMHA has marketing the aging units at Dosker Manor in this competitive market, lease up incentives will be given to new residents at this site. The incentives include a waiver of the initial deposit and the first month's rent free.
Rent reform		Portage Metropolitan Housing Authority	Use Lesser of Actual Unit Size or Unit Size of Voucher Issued for Utility Allowances	HCV-12	2014				Not yet implemented	PMHA uses the lesser of the actual unit size leased by the household, or the unit size of the voucher for the purposes of applying utility allowances.
Rent reform		Portage Metropolitan Housing Authority	Permit Decreases in Payment Standards At Next Scheduled Verification	HCV-14	2014				Not yet implemented	Approved in 2014, this activity would permit the housing authority to reduce payment standards on existing participant households at the next scheduled verification, rather than the established HUD schedule.
Rent reform		Portage Metropolitan Housing Authority	Maximum Rent	PH-2	2009	2009			Ongoing	PMHA has set a maximum rent for its Public Housing units that is meant to create naturally formed mixed income communities within its developments, with some administrative burden lifted and to encourage resident self sufficiency.
Rent reform		Portage Metropolitan Housing Authority	Utility Allowance Payments are used to repay participant debts owed to the Housing Authority	B-2	2009	2009			Ongoing	PMHA will not send out utility allowance payments to tenants and participants who have debts owed to the Portage Metropolitan Housing Authority. These funds, until the debt balance reaches zero, will be withheld as part of a repayment agreement.
Rent reform		Minneapolis Public Housing Authority	2010-2: Minimum Rent Initiative for Public Housing Residents	2010-2	2010	2011			Ongoing	Minimum rent: Tenants moving into public housing will pay the minimum rent that is in effect at the time of lease up.
Rent reform		Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2014-3: Freeze on Contract Rent Increases	2014-3	2014	2014			Ongoing	This initiative imposes a freeze on any owner requested increase to their contract rents for a period of one year. Subsequent freezes on owner requested rent increases are subject to HACSC's Board of Commissioners' approval and are limited to a one year term.
Rent reform		Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2012-1: Create Standard Utility Allowance Schedule	2012-1	2012			2013	Closed out	This initiative proposes changes to the way utility allowances are currently calculated and applied to MTW families.
Rent reform		District of Columbia Housing Authority	2004-5: Modifications to Market-Based Rents	5	2004	2004			Ongoing	No description provided
Rent reform		District of Columbia Housing Authority	2006-12: Rent Simplification and Collections	12	2006	2006			Ongoing	No description provided
Rent reform	Affordability at lease-up cap increase	King County Housing Authority	Modified Rent Cap for Section 8 Participants	2005-18	2005	2005		2005	Closed out	Allowed tenants' portion of rent to be capped at up to 40 percent of gross income upon initial lease-up rather than 40 percent of adjusted income.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate income Verification Policy	Alaska Housing Finance Corporation	Use of TIC Sheets for PBV Income Calculations	2014-2	2014				On hold	For project-based voucher (PBV) developments that also utilize Low Income Housing Tax Credit (LIHTC) Program financing, AHFC would like to substitute the LIHTC Tenant Income Certification (TIC) for income and asset verification and determination of subsidy.
Rent reform	Alternate income verification policy	Seattle Housing Authority	Self Employment Expenses	#10.P.22	2015				Not yet implemented	Streamlined approach to the verification of expenses for households that are self employed. Self employed participants may declare expenses up to 30 percent of their gross income, using a tax return or profit-loss statement, with no further validation of deductions required. Participants with higher expenses may choose to select a 30 percent expense deduction or claim a higher amount and go through the regular full verification process within the required timeframe.
Rent reform	Alternate income verification policy	San Diego Housing Commission	MTW VASH Program	2013-1	2013	2012			Ongoing	Program features include the elimination of minimum rent for an initial time period, streamlined criminal history requirements for household members, and additional streamlining measures implemented using differing rent calculation and eligibility methodologies. Update: No change in the status of the activity.
Rent reform	Alternate income verification policy	San Diego Housing Commission	Modify EIV income review schedule	2011-6	2011	2010			Ongoing	SDHC utilizes the EIV report only when processing full reexaminations of household composition, income, and assets according to the Biennial reexamination cycle. Waivers allow SDHC to adopt and implement policies for verifying family income and determining resident eligibility differing from current program requirements. The requirement to use the EIV report during interim certifications is eliminated. Update: No change in the status of the activity.
Rent reform	Alternate income verification policy	San Diego Housing Commission	Simplify income and asset verification systems to reduce administrative costs	2010-6	2010	2009			Ongoing	Restructures the verification hierarchy, and assets valued at less than \$10,000 are not verified. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements. Update: No change in the status of the activity.
Rent reform	Alternate income verification policy	San Diego Housing Commission	Adopt a local interim certification policy	2010-7	2011	2011			Ongoing	The local interim policy applies to non-elderly/nondisabled households and limits the number of interim adjustments to income to once in a 12 month timeframe. Additionally, decrease of income interims will be granted only if the loss of income is through no fault of the family, the decreased income results in a decrease to the rent portion greater than 20 percent, the decrease is not due to a sanction on public assistance income, and the family provides verification of eligibility or ineligibility for unemployment benefits if the reduced income is due to loss of employment. Update: The policy applies to work-able families as defined under Path to Success. The activity utilizes the authority to implement an interim certification protocol differing from current mandates, thus allowing for locally driven policies concerning income change interims for families categorized as "Work-Able".
Rent reform	Alternate income verification policy	San Antonio Housing Authority	Streamline Reexamination Requirements and Methods (HCV)	FY2014-1					Ongoing	While continuing the mandatory use of the Enterprise Income Verification (EIV) report, HCV staff transitioned from the use of third party verification of income from employers to the use of participant-provided documents. SAHA continues to use oral verifications and/or mailed third-party verification in the event of a discrepancy or if documents appear altered. The agency also employs quality control measures to randomly select participant accounts and require additional verification to ensure the integrity of the verification process. Third-party verification of assets is still required for assets totaling a value of \$25,000 or more.
Rent reform	Alternate income verification policy	San Antonio Housing Authority	Streamline methods of verification for PH and HCV	FY2011-4					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activity FY2014-1.
Rent reform	Alternate income verification policy	San Antonio Housing Authority	Requirements for acceptable documents for PH and HCV	FY2011-5					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activity FY2014-1.
Rent reform	Alternate income verification policy	Housing Authority of the City of New Haven	HCV Rent simplification/ cost stabilization measures	3.5	2014				Not yet implemented	This proposed activity has three components: Part 1. HQS Inspections on Biennial/Triennial Schedule Part 2. Self-Certification for Fails Not Related to Health/Safety Part 3. Landlord Rent Increases on Biennial/Triennial Schedule
Rent reform	Alternate income verification policy	Housing Authority of the County of San Bernardino	Local Verification Policies	5	2009	2010			Ongoing	This activity, and the flexibilities granted through this activity, allowed us to implement local verification policies for both the Affordable (Public) Housing and Housing Choice Voucher programs. The verification form used by HACSB was modified in FY 2011 to include Upfront Income Verification using HUD's Enterprise Income Verification (EIV) as the highest standard of verification. The secondary standard is documents observed to be satisfactory to verify income and source provided by the household. If additional verification is required, a third party written verification is requested and lastly we use third party oral as the lowest ranking of income verification. This activity has simplified the process for our families and the housing staff, which enables HACSB to improve this process.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate income verification policy	Housing Authority of the County of San Mateo	Simplify Third Party Verification Process	2010-8	2010				Ongoing	In FY2010, HACSM received HUD approval to simplify the third-party verification process associated with earned income, asset income, and medical and child care expenses, in an effort to relieve administrative burdens, and increase productivity, and ease the intrusive nature of the process for HCV applicants and participants.
Rent reform	Alternate Income Verification Policy	Louisville Metropolitan Housing Authority	Flexibility in Third-Party Verifications for HCV Homeownership	11-2009	2009	2009			Closed out	applicants to the HCV Homeownership program are allowed to provide income verification including employment verification from employer, child support verification, statements for all bank accounts, proof of CDs at the bank, pension plan verification and proof of all medical costs including prescriptions. Also, income verification is valid for 8 months. Cost savings through the elimination of staff time spent obtaining verifications and conducting reviews has been achieved.
Rent reform	Alternate income verification policy	Portage Metropolitan Housing Authority	Residents paying ceiling rents may self-certify income	PH-13	2015				Not yet implemented	This activity would allow residents who are paying ceiling rents to self-certify their income for the purposes of the re-verification process. These families would be paying the same rental amount regardless of the amount of their income, so there is no financial incentive to deceive PMHA as to the amount of their annual income.
Rent reform	Alternate income verification policy	Portage Metropolitan Housing Authority	Permit Households at \$0 HAP to Self-Certify Income	HCV-11	2014				Not yet implemented	PMHA permits households who reach \$0 monthly HAP to self-certify their income, as there are administrative benefits to this activity and the participant gains no financial benefit by misrepresenting their income to the housing authority.
Rent reform	Alternate income verification policy	Portage Metropolitan Housing Authority	Verifications of Income Valid for 180 Days	B-8	2014				Not yet implemented	PMHA will permit information obtained during income verifications to be valid for as long as 180 days for both Public Housing and Housing Choice Vouchers.
Rent reform	Alternate income verification policy	Portage Metropolitan Housing Authority	Eliminate All Excluded Income from the Income Verification Process	B-9	2014				Not yet implemented	PMHA will not conduct any activity to verify income amounts from sources that are not applicable to the rent/assistance determination process.
Rent reform	Alternate income verification policy	Portage Metropolitan Housing Authority	Income verifications conducted for approved government programs may be substituted for PMHA income verifications if performed within the previous 90 days	B-5	2009	2009		2014	Closed out	PMHA would use the information gathered and certified to by residents in their eligibility determinations performed for other means-tested programs, if this information was no older than 90 days.
Rent reform	Alternate Income Verification Policy	Minneapolis Public Housing Authority	2013-2: Alternate Income Verifications	2013-2	2013				Not yet implemented	Income verification: MPHA will utilize alternate income verifications (i.e government benefits) to sign a lease and move the tenant into housing.
Rent reform	Alternate Income Verification Policy	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-9: Utilization of Low Income Housing Tax Credit (LIHTC) Tenant Income Certification (TIC) for Income and Asset Verification	2009-9	2009	2010			Ongoing	This initiative allows HACSC to use the Tenant Income Certification (TIC) form required under the LIHTC Program as verification of the family's income and assets
Rent reform	Alternate Income Verification Policy	Cambridge Housing Authority	2008-6: Change Income Calculation to Allow Use of Prior Year/HCV	2008-6	2008				Not yet implemented	Prospective and past income may be used to calculate resident rents, especially for families with irregular or sporadic employment histories. For example, W-2s may be used as evidence of past family income when more detailed information is not available
Rent reform	Alternate Income Verification Policy	Housing Authority of Baltimore City	2011-3. Asset Self-Certification	2011-3	2011	2011			Ongoing	HABC will allow residents to self-certify income from assets with total asset values per household of less than \$5,000
Rent reform	Alternate Income Verification Policy	Delaware State Housing Authority	2015-A6: Rent Simplifications and Asset/Income Verifications						Not yet implemented	DSHA will modify the current asset verification policy in an effort to 1) simplify rent calculations; 2) create administrative time savings and 3) significantly reduce the need for dependence of client supplied bank/financial records.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Lawrence-Douglas County Housing Authority	Revise definition of countable income	09-6	2009	2009			Ongoing	Excluded earned income of young adult children between the ages of 18 and 21 not enrolled full-time in school, and excluded earned income of young adult children between 18-24 if enrolled full-time as a student, while retaining the work requirement for these groups. This Activity is authorized by the MTW flexibility to establish alternate definitions of income, and to encourage work. This Activity was designed to not penalize the entire household for the fluctuations in employment of young adult children. Additionally it reduces administrative cost by eliminating the need for frequent rent recalculations and encourages work through program enforcement for this population.
Rent reform	Alternate policy on deductions	Portage Metropolitan Housing Authority	Cap on dependent child deduction	PH-13	2014				Not yet implemented	PMHA will cap Public Housing dependent allowances to two, instead of the unlimited number permitted in the conventional Public Housing program.
Rent reform	Alternate policy on deductions	Portage Metropolitan Housing Authority	Eliminate Allowance for Non-Reimbursed Childcare Expenses	PH-7	2009	2013			Ongoing	PMHA does not provide any allowance for tenants with non-reimbursed child care expenses that assist them in being able to work, as both an administrative efficiency and as an attempt to reduce potential opportunities for fraud. Instead, employment income is given preferential treatment in rent calculations.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate policy on deductions	Portage Metropolitan Housing Authority	Deduction for Elderly or Disabled Adults	PH-8	2009	2009		2014	Closed out	PMHA was considering increasing the deduction from income from \$400 to a higher amount as part of a larger rent reform.
Rent reform	Alternate policy on deductions	Portage Metropolitan Housing Authority	Deduction for Absent Child	PH-11	2009	2009		2013	Closed out	PMHA had approval to provide a dependent deduction to households that were paying child support for a child living in another subsidized household.
Rent reform	Alternate policy on deductions	Portage Metropolitan Housing Authority	Cap on dependent child deduction	B-1	1999	1999		2014	Closed out	PMHA was capping the dependent child deduction to two, regardless of the number of children in the household for both Public Housing and Housing Choice Vouchers. This activity was changed in 2014 and the cap removed on Housing Choice Voucher families as part of the 2014 rent reforms in that program.
Rent reform	Alternate policy on deductions; tenant contribution/rent as a set % of income	Portage Metropolitan Housing Authority	Elimination of Deductions in Total Tenant Payment Calculations	HCV-9	2014				Not yet implemented	PMHA has eliminated dependent, elderly and disabled deductions as well as allowances for unreimbursed child care and medical expenses, and set the new calculation for rental amounts at 29.6% of total income. Current participant families are subject to having their total tenant payment increased by no more than \$30 in the first year of implementation as a hardship consideration across the board for all families.
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Vancouver Housing Authority	Replacement of medical expense deduction	2009-10	2009				Ongoing	Under this activity the VHA has eliminated individual calculation and verification of medical expenses for Elderly and Disabled designated families, replacing the deduction with an Elderly/Disabled deduction increased to \$700.
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Vancouver Housing Authority	Imputed TANF Income for Voluntary Grant Closures	2009-02	2009				Closed out	VHA imputes a full TANF grant for participants who voluntarily close their grants rather than face sanction due to their failure to comply with the work activities program or fraud. This extends the current HUD policy on imputing TANF income and closes a loophole where participants were able to get a lower rent after violating the requirements of an agency working in close partnership with the VHA.
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Vancouver Housing Authority	\$480 Deduction for Child Support Payments	2001-02	2001				Closed out	No description provided
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Louisville Metropolitan Housing Authority	HUD/MDRC Rent Reform Demonstration for HCV Households	44-2015	2015				Not yet implemented	The Louisville Metro Housing Authority (LMHA) has been selected to participate in a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy (the "Study"). MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Study on behalf of HUD. The Study sets forth alternative rent calculation and recertification strategies that will be implemented at several public housing authorities across the country in order to fully test the policies nationally.
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Mateo	Eliminate 100% Extended Income from the Income Calculation Process	2011-18	2011	2011			Ongoing	Effective July 1, 2010, HACSM no longer verifies, counts, or reports income that HUD specifies as 100% excluded from the income calculation process. Examples of 100% excluded income are food stamps, income from minors, and foster care payments. HUD regulation 24 CFR 5.609 (c) provides a complete list of all income sources that HUD specifies to be excluded when calculating a family's annual income. Because this income is excluded from the income calculation process, it does not affect the amount of a family's rental assistance.
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Mateo	Include Foster Care, KinGap, and Adoption Assistance Payments in Annual Income Calculation	2012-22	2012	2012			Ongoing	HACSM includes foster care, Kin Gap, and adoption assistance payments in the determination of annual adjusted income. To help offset this inclusion of this income, HACSM provides a dependent allowance for foster children, disabled foster adults, and adopted children
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Mateo	Exclude Asset Income from Calculations for Households with assets under \$50,000	2012-25	2012	2012			Ongoing	HACSM has eliminated calculating or including income received from family assets valued less than \$50,000. Additionally, HACSM no longer reports the asset income valued less than \$50,000 to HUD through the HUD-50058.
Rent reform	Alternate policy on inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Mateo	Revise Child Care Expense Deduction	2014-29	2014	2014			Ongoing	In conjunction with HUD regulations, HACSM defines child care expenses as amounts anticipated to be paid by the family for the care of children 12 years of age and under during the period for which annual income is computed, but only where such care is necessary to enable a family member to work, seek work, or go to school (furthering education) and only to the extent such amounts are not reimbursed. The activity applies to HACSM's Public Housing and Section 8 Housing Choice Voucher programs.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Keene Housing	Medical Deduction Threshold	2014.02.SS	2014	2014			Ongoing	Keene Housing uses the 3% threshold for unreimbursed medical expenses of elderly and disabled households. In FY 2014 Keene Housing will implement its Medical Deduction Threshold initiative. The initiative will align our threshold with the Internal Revenue Service's, by increasing the 23 — Proposed MTW Activities threshold for unreimbursed medical expenses to 7.5% of gross income. Increasing the medical expense threshold will reduce the hidden costs of indirectly subsidizing residents' medical expenses, while still providing an adequate safety net for those families with unexpected medical costs.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Keene Housing	Asset Exclusion Threshold	2014.02.SS	2014	2014			Ongoing	In FY2014, KH adopted a policy to disregard net assets that total \$50,000 or less from the income calculation when determining a participant's tenant portion of the rent. This policy allowed residents the opportunity to establish and increase assets without being discouraged by a corresponding increase in rent. KH continues calculating imputed value for all assets in the income calculation when a household's total net assets exceed \$50,000.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Keene Housing	Standard Deductions	2006.01.CE	2006	2012		2013	Closed out	In 2006, KH adopted a flat deduction for all elderly and/or disabled households. Households who believed their unreimbursed medical expenses were above the 3% medical deduction threshold could request that KH calculate their medical deduction instead of applying the standard deduction. Since the process of verifying and calculating medical deductions can often be administratively burdensome, it was believed using a flat deduction would provide administrative savings to offset any additional HAP loss that might occur.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Alaska Housing Finance Corporation	Income from Assets	2010-2	2010	2009			Ongoing	AHFC will allow self-certification of a family's total assets up to \$10,000 and will exclude the income generated from a family's total assets when assets total less than \$10,000.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Alaska Housing Finance Corporation	Annual and Adjusted Annual Income Calculation	2014-1h	2014				Ongoing	This supporting activity proposes an alternate methodology for calculating a family's annual income. AHFC does not propose to deviate from the following regulations: • Guidelines provided for income sources and which are included or excluded as part of a family's annual income. • Guidelines provided for determining an asset and when an asset becomes annual income. Activity 2010-2 does change the asset threshold. • Guidelines provided for determining when a welfare benefit reduction affects annual income.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Vancouver Housing Authority	Verification of assets limited to those declared greater than \$50,000	2009-03	2009				Ongoing	VHA does not obtain a verification of a reported asset if the reported value is less than \$50,000. This MTW activity saves VHA significant administrative funds by eliminating verifications on the vast majority of assets and any income from those assets that has little or no effect on housing subsidy and/or tenant rent.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Tulare County Housing Authority	Imputed Minimum Income for Work-able adults in Elderly or Disabled Households	na	2015				Not yet implemented	HATC is proposing to establish an 'imputed' income of \$8,000 per work-able adult in an elderly or disabled household. This 'imputed' income amount will be used to compute the household's rent portion. In order to determine the 'imputed' income amount, HATC used California's present minimum wage (\$8.00 per hour), multiplied it by a twenty (20) hour work week, and rounded down to the nearest thousand. Should the minimum wage increase or decrease over time, the 'imputed' income amount is also subject to change.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Tacoma Housing Authority	Local Income and Asset Verification Policy	7	2011	2011			Ongoing	THA implemented the following policies: • Allow tenants to self-certify assets valued at less than \$25,000. • Disregard income from assets valued at less than \$25,000. • Eliminate earned income disallowance (EID). • Exclude resident stipends up to \$500 • Accept hand-carried third party verifications and increase number of days verifications are valid up to 180 days. • Extend the authorization of the HUD 9886 form • Accepted hand carried verifications
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Tacoma Housing Authority	Exclude Excess Income from Financial Aid for Students	22	2014				Not yet implemented	The purpose of the activity is to further encourage self-sufficiency among participants and streamline administrative processes; THA will modify the administration of the full-time student deduction by excluding 100 percent of a student's financial aid.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	San Diego Housing Commission	Local Income Inclusion	2014-2.	2014	2013			Ongoing	Income from Kin-GAP, foster care payments, and adoption assistance payments is included in the determination of the household's annual adjusted income. The activity utilizes waivers allowing for an alternate rent calculation methodology
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	San Diego Housing Commission	Disregard retirement accounts	2011-5	2011	2010			Ongoing	SDHC disregards retirement accounts when verifying an applicant or participant's assets.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	San Diego Housing Commission	Elimination of 100% excluded income from the income verification process	2013-3	2013	2012		2014	Closed out	Removes the requirement to verify and enter excluded income into the rent calculation formula and subsequently on the HUD 50058. Update: No change in the status of the activity.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate Policy on the inclusion/exclusion of income to calculate rent	San Antonio Housing Authority	Rent Simplification (HCV)	FY2014-6					Ongoing	Previously, rent calculation was based on 30% of the participant's adjusted monthly income. This activity lowers the percentage used to calculate rent to 27.5% of monthly gross income for all MTW HCV participants and new admissions, and eliminates deductions (i.e., medical and child care) with minimal impact to the participants' rent portion.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Holyoke Housing Authority	Rent Simplification	2015-1	2015				Not yet implemented	In FY 2015, HHA plans to implement the Rent Simplification initiatives outlined below. The payment standard portion of this initiative will be applied solely to Housing Choice Voucher (HCV) Program households and the FT student income exclusion and elimination of the FT student deduction will be applied to both Public Housing and HCV program households. o Use the Payment Standard in effect at the effective date of the regular recertification regardless of any change in the Payment Standard. o Exclude all Full-time student income for household members other than the Head, Spouse or Co-Head o Eliminate the adult full time student deduction
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of Columbus, Georgia	Eliminate child support from income calculation (Public housing only)	2015.01	2015				Not yet implemented	HACG proposes to examine whether or not the exclusion of child support income from the Annual Income Rent Calculation will provide an efficiency to the rent calculation process for the Public Housing Program, as well as provide an incentive for public housing families to seek and maintain employment or complete their education.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of Columbus, Georgia	Cap childcare deductions	2015.04	2015				Not yet implemented	HACG proposes to set cap limits for childcare deductions because the deduction lowers a family's Annual Income and in effect their rent and the cap will help Housing Managers and Occupancy Specialists be more efficient and effective with their examination duties. The cap is the maximum amount of expenses that HACG will allow and does not relieve families from providing proof of unreimbursed childcare
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of Columbus, Georgia	Administrative efficiencies	2014.04	2014	2014			Ongoing	HACG proposes to examine whether or not the exclusion of child support income from the Annual Income Rent Calculation will provide an efficiency to the rent calculation process for the Public Housing Program, as well as provide an incentive for public housing families to seek and maintain employment or complete their education.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Bernardino	Elimination of Assets	6	2009	2010			Ongoing	This activity excludes assets from the calculation of income. Information related to assets is not collected and income from assets is not considered as part of the rent calculation formula. This activity is applicable to both the Public Housing and Housing Choice Voucher programs. This activity has generated reduced staff time associated with collection and verification of assets. It also alleviates the reporting burdens on our families, most of whom have little or few assets.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Bernardino	Local Income Inclusions	17	2011	2011			Ongoing	This activity allowed us to implement policies to include certain income from sources in the rent calculation that are currently excluded under regulation. The sources of income that are now included are foster care income and sanctioned Temporary Assistance to Needy Families (TANF) income whether due to non-compliance with self-sufficiency requirements, fraud or any other sanction reasons authorized by CALWORKS, except term limits.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of the County of San Mateo	Standard Proration for Ineligible Household Members	2015-30	2015				Not yet implemented	HACSM is proposing to implement a standard pro-ratio of \$150 per ineligible household member that will be subtracted from the total monthly HACSM HAP subsidy for the household.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	King County Housing Authority	EASY and WIN Rent Policies	2008-10/2008-11	2008				Ongoing	KCHA's EASY Rent policy streamlines operations through triennial reviews and modified income and deduction calculations for the Public Housing, Housing Choice Voucher, and Project-based Section 8 program for elderly and disabled households living on fixed incomes.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Lincoln Housing Authority	Minimum Earned Income	Rent Reform 2	1999	1999			Ongoing	LHA will include a minimum amount of earned income when calculating Annual Income whether or not a family is working. The minimum amount of earned income for families with one eligible adult will be based on 25 hours per week of employment at the federal or state minimum wage, whichever is greater. The minimum amount of earned income for families with two or more eligible adult members will be based on 40 hours per week of employment at minimum wage. LHA will count the higher of the Minimum Earned Income (MEI) or the actual earned income for the household. The minimum earned income will be added to any unearned income the family receives.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Louisville Metropolitan Housing Authority	Standard Medical Deduction	8-2008	2008	2009			Ongoing	Proposed and implemented in the FY 2009 Plan, disabled and elderly families are eligible to receive a \$1,600 standard medical deduction. The deduction is not mandatory; if the families' health care costs exceed the \$1,600 exemption, the families may opt to have their expenses itemized. The cost reductions from this activity are administrative savings due to reduction in verifications and paperwork
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Louisville Metropolitan Housing Authority	Amend HCV Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	27-2011	2011	2011			Ongoing	LMHA amended its Housing Choice Voucher Program and Public Housing Admissions Policy to allow for the deduction of verified ongoing child-care expenses from a working household's gross income when determining income eligibility. In order to qualify for the adjustment, the family must include a head of household and/or spouse with a demonstrated work history for a period of 12 months or longer.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Portage Metropolitan Housing Authority	Change in Employment Income	PH-4	2009	2009			Ongoing	Changes in employment income are not counted towards rent amounts until the next regular recertification.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Portage Metropolitan Housing Authority	Rent Adjustment for Income Decreases	PH-5	2009	2009			Ongoing	This activity limits rent adjustments for temporary and relatively small income decreases, providing an administrative efficiency to PMHA.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Portage Metropolitan Housing Authority	Exclusion of overtime, bonuses and income from bank assets	PH-12	1999	1999			Ongoing	PMHA does not count overtime income, bonuses and bank asset income in the rent calculation process.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2010-1: Eliminating 100% Excluded Income from the Income Calculation Process	2010-1	2010			2013	Closed out	HACSC will not verify, count or report income that HUD specifies as 100% excluded from the income calculation process.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Chicago Housing Authority	2011-11: Elimination of Assets in Income Calculation After Initial Eligibility for HCV	2011-11	2011	2011		2014	Closed out	For public housing and HCV, assets will only be calculated for initial eligibility and income from assets will only be included in the initial rent calculation. CHA's HCV Program no longer includes income earned from assets as part of income calculations for participants after initial admission
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Chicago Housing Authority	2014-5: Elimination of Assets in Income Calculation After Initial Eligibility for Public Housing	2014-05	2014				Not yet implemented	For public housing and HCV, assets will only be calculated for initial eligibility and income from assets will only be included in the initial rent calculation. CHA's HCV Program no longer includes income earned from assets as part of income calculations for participants after initial admission
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Boulder Housing Partners	2012-3: Rent simplification specifically for family households	2012-3	2012	2012			Ongoing	In the first year of MTW operation while families are still paying rent based on income, BHP will not recalculate rent when an increase results from earned income that was included in the annual income reported on the last recertification  In the second year of MTW operation, families with earned income will move to a rent system with a flat rent based on income in tiers, and associated with bedroom size.  BHP will eliminate the earned income disregard program.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Boulder Housing Partners	2012-5: Eliminate the 40% of income cap in the voucher program	2012-5	2012	2012			Ongoing	BHP proposes to waive the current 40% cap on the percentage of income spent on rent.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Boulder Housing Partners	2014-3: Limit of One Interim Decrease Recertification per year for Elderly Households and Persons with Disabilities	2014-3	2014	2014			Ongoing	At the time of the regularly scheduled recertification ), current income will be used to calculate the household's portion of the rent.
Rent reform	Alternate Policy on the inclusion/exclusion of income to calculate rent	Cambridge Housing Authority	2009-1 Implement Ceiling Rents/Public Housing	2009-1	2006	2009			Ongoing	This policy simplifies ceiling rent calculations so that it is reflective of annual cost increases through the use of market-related indices. On an annual basis, CHA will review market-related indices applicable to ceiling rents and make a determination on the index to be applied in the given year
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Housing Authority of Baltimore City	2012-16. Asset Income	2012-16	2012	2012			Ongoing	HABC excludes all income from assets when the cash value of the asset is less than \$50,000.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Housing Authority of Baltimore City	2012-17. Adjusted Income	2012-17	2012	2012			Ongoing	The gross annual income of participants in the Baltimore Regional Housing Mobility Program shall be reduced using a standard deduction for working families, disabled families and non-disabled families without wages.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Housing Authority of Baltimore City	2014-18. Exclude Income from Full-Time Students and Adopted Household Members	2014-16	2014	2014			Ongoing	The goal of this activity is to exclude all income from full time students and adoptive income sources.
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent	Housing Authority of Baltimore City	2012-1N. Rent Policy	2012-1N	2012	2012			Not yet implemented	HABC received HUD approval in FY 2012 to implement agency-wide the rent policy adopted for Gilmore Homes; however, due to lack of funding and the on-going revisions of the Gilmore Homes rent policies, this activity has been placed on hold in FY 2014
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent, Alternate Income Verification Policy	Boulder Housing Partners	2012-4: Rent simplification for all households	2012-4	2012	2012			Ongoing	Upon admission to the public housing or Section 8 Program, household assets will be limited to \$50,000 in value. Household assets will be verified by third-party verification or documents upon admission to the programs. For new admissions, we will not impute income from assets. For existing customers, income from assets below \$50,000 will be excluded
Rent reform	Alternate policy on the inclusion/exclusion of income to calculate rent; increase of minimum rent	Housing Authority of the City of Reno	Simplify rent calculations and increase the minimum rent	2014-5	2014	2014			Ongoing	RHA is excluding all educational financial aid from income calculations, allowing self certification of assets under \$10,000, and the minimum rent was increased to \$75. These changes went into effect and will continue in the future.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate policy on the inclusion/exclusion to calculate rent	Housing Authority of Portland	Rent reform	01	2015				Not yet implemented	Three modifications: Beginning in FY2015, when a Section 8 household reports a change in family size, if the family has resided in their unit for at least 12 months, Home Forward will conduct an interim adjustment. Any change in voucher size, payment standard and subsidy calculation will be effective 120 days after the interim review; Home Forward will use actual past income to determine annual income for participant families. However, at a household's request, or if twelve consecutive months of verifiable income information are not available in the Enterprise Income Verification (EIV) system and/or the State of Oregon's income verification screen, or if there is a substantial difference in the family's declared income and EIV data, we will use projected future income and follow current verification procedures to establish annual income; When the value of an asset is used to determine eligibility, we will accept families' self-certification of assets and income from assets that do not exceed \$5,000 in net value. A
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Holyoke Housing Authority	Revised Asset Policies	2013-2	2013	2014			Ongoing	In order to streamline the recertification process, HHA made three revisions to the existing asset policy: (1) Self-Certification of Assets- Clients are permitted to self-certify all assets, when the family's combined market asset value is less than \$50,000. For families whose market value of their assets is greater than \$50,000, asset verification is subject to standard HUD verification requirements. HHA determines asset value using market, rather than cash value. (2) Calculation of Asset Income- When determining asset income, HHA uses the market value of the asset and imputes asset income using HHA's established passbook savings rate. (3) Exclusion of Asset Income- All asset income below \$500 are excluded.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Minneapolis Public Housing Authority	2014-1: HCV Rent Reform Initiative	2014-1	2014	2014			Ongoing	Rent Reform: Household members who are employed will not be required to report increases in earned income
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Minneapolis Public Housing Authority	2012-2: Earned Income Disallowance Simplification (HCV Program)	2012-2	2012	2012			Ongoing	MPHA has created a full two-year income disregard for eligible families where head of household is disabled
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Minneapolis Public Housing Authority	2011-3: Absence from Unit Imitative (Amendment to the FY2011 Plan)	2011-3	2011	2011			Ongoing	Disallows a rent reduction for residents who have a temporary loss of income
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Minneapolis Public Housing Authority	2010-1: Public Housing Works Family Incentive	2010-1	2011	2011			Ongoing	Work incentive: The rent calculation contains an automatic fifteen (15) percent deduction from the gross annual earned income of each wage earner in the family.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to Calculate Rent	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2010-2: Excluding Asset Income from Income Calculations for Families with Assets Under \$50,000	2010-2	2010	2010			Ongoing	HACSC no longer calculates and includes income received from family assets under \$50,000.
Rent reform	Alternate recertification schedule	Vancouver Housing Authority	Interim Verification Policy	2014-05	2014				Ongoing	This activity will change the way reductions of income and family changes are verified and the effective dates for interim reexaminations in the HCV and Public Housing programs. Participants and residents may still request an interim reexamination at any time but will also have to provide appropriate verification of the change that they are reporting prior to any resulting change in tenant rent becoming effective. If the request and the verification is received before the 15th of the month, any resulting change in tenant rent will be effective the first of the following month.
Rent reform	Alternate recertification schedule	Vancouver Housing Authority	Alternate required reexamination schedule	2007-02	2007				Ongoing	
Rent reform	Alternate recertification schedule	Housing Authority of Portland	Biennial Inspection	05	2008	2008			Ongoing	Home Forward has instituted biennial inspections for all tenant-based Housing Choice Voucher (HCV) participants. When this activity was initially approved in FY2008, participants only qualified for biennial inspections if they had resided in the same unit for a minimum of three years and had passed two consecutive annual inspections on the first visit. As we monitored the success of the activity, we continued to expand it to more households and in our FY2013 plan year we implemented the biennial schedule for all participants
Rent reform	Alternate recertification schedule	Housing Authority of Portland	Alternate inspection requirements for partner-based programs	06	2012	2012			Ongoing	Home Forward uses alternate inspection standards for programs where we contract out resources to be administered by partners. Rather than requiring full Housing Quality Standards (HQS) inspections, Home Forward requires that these units meet the habitability standards, unit inspection requirements, and lead-based paint visual assessment requirements currently required by the US Department of Housing and Urban Development's Homelessness Prevention and Rapid Re-Housing Program. Staff from jurisdictional and community providers are able to arrange for and conduct required inspections themselves, in conjunction with other required visits to the assisted units.



Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate recertification Schedule	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-1 Amendment: Reduced Frequency of Tenant Reexaminations	2009-1	2009	2009			Ongoing	Participants with a fixed income are reexamined every three years and participants with a non-fixed income are reexamined biennially.
Rent reform	Alternate recertification schedule	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-1: Reduced Frequency of Tenant Reexaminations	2009-1	2009	2009			Ongoing	This activity reduces the frequency of reexaminations of family income and composition from annually to once every three years for households with only fixed income sources and once every two years for all other households.
Rent reform	Alternate Recertification Schedule	Chicago Housing Authority	2006-1: Biennial Re-examination for HCV	2006-01	2006	2006			Ongoing	CHA currently conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV Program.
Rent reform	Alternate Recertification Schedule	Chicago Housing Authority	2014-3: Biennial Re-examinations for Public Housing	2014-03	2014	2015			Not yet implemented	implement biennial re-examinations for public housing residents to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for public housing
Rent reform	Alternate Recertification Schedule	Cambridge Housing Authority	2008-8: Implement Recertifications Every Two Years for Households In Project-Based Units/HCV	2008-8	2008				Not yet implemented	Similar to the biennial recertification policy in Public Housing, a biennial recertification schedule would apply to households living in Project-Based units
Rent reform	Alternate Recertification Schedule	Cambridge Housing Authority	2008-4: Align Income Deductions with Federal Public Housing Rent Simplification Deductions/HCV	2008-4	2008				Not yet implemented	Similar to the medical and childcare deductions established in the Public Housing program, Housing Choice Voucher holders would adopt the same or similar deduction schedule in calculating annualized income for lease-up, interim recertification, and/or regular recertification
Rent reform	Alternate Recertification Schedule	Housing Authority of Baltimore City	2015-20. Limit on Interim Recertifications	2015-20	2015				Not yet implemented	HABC will implement a limit on voluntary interim recertifications. Households will be limited to two voluntary interim recertifications between each biennial recertification cycle
Rent reform	Alternate Recertification Schedule	Housing Authority of Baltimore City	2006-1. Two Year Recertifications	2006-1	2006	2011			Ongoing	The HABC will generally conduct a full reexamination of household income and composition for all fixed income households one time every twenty-four (24) months.
Rent reform	Alternate Recertification Schedule	Housing Authority of Baltimore City	2006-13. Biennial Recertifications	2006-13	2006	2007			Ongoing	Families participating in the Baltimore Regional Housing Mobility Program must have their household composition and income re-determined at least once every 25 months
Rent reform	Alternate Recertification Schedule	District of Columbia Housing Authority	Rent Reform Demonstration (HCVP)	28	2014				Not yet implemented	This initiative establishes a triennial certification and revised interim certification schedule as part of the rent reform activity.
Rent reform	Alternate recertification schedule for all households (work-able and elderly/disabled)	Orlando Housing Authority	Streamline the Recertification in the Public Housing and Housing Choice Voucher Programs	2	2015				Ongoing	Streamline the recertification process in the public housing and housing choice voucher programs by conducting recertification of all residents and participants every three years (triennial).
Rent reform	Alternate recertification schedule for elderly/disabled	Lawrence-Douglas County Housing Authority	Biennial recertification for public housing and Section 8 elderly and disabled households.	10-1	2010	2010			Ongoing	Adopt alternative recertification schedule to conduct biennial recertification for all elderly and disabled public housing and Section 8 households on fixed incomes, to reduce the total number of annual recertifications processed to reduce cost and achieve greater administrative efficiencies. Hardship Policy: Participants may request a hardship and be recertified in the year identified to skip if their annual medical expenses have increased by 10% in the previous 12 months.
Rent reform	Alternate Recertification Schedule for Elderly/disabled	Minneapolis Public Housing Authority	2009-2 Recertify Elderly or Disabled Public housing Resident Families Once Every Three Years Instead of Annually	2009-2	2009	2010			Ongoing	MPHA certifies families who are elderly or disabled and who are on a fixed income every three years instead of annually.
Rent reform	Alternate Recertification Schedule for Elderly/disabled	Chicago Housing Authority	2014-2: Triennial Re-examinations for Households with Only Elderly/Disabled Participants and Fixed Income for HCV and Public Housing	2014-02	2014	2015			Not yet implemented	implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants
Rent reform	Alternate Recertification Schedule for Elderly/disabled	Boulder Housing Partners	2012-2: Rent simplification specifically for elderly households and people with disabilities	2012-2	2012	2012			Ongoing	BHP proposes to recertify elderly households and people with disabilities every three years.
Rent reform	Alternate Recertification Schedule for Elderly/disabled	Housing Authority of Baltimore City	2006-5. Multi-Year Recertifications	2006-5	2006	2006			Ongoing	The HABC will conduct a reexamination of household income and composition for all households one time every twenty-four (24) months and elderly and/or disabled families on fixed incomes will recertify every three years

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate Recertification Schedule for Elderly/Disabled	Charlotte Housing Authority	2009-1 Agency Wide Biennial Reexamination	2009-1	2009	2013			Ongoing	This initiative conducts biennial recertifications (no less than once every 24 months) for elderly and disabled households instead of the current annual regulation. CHA will expand this modification to include all CHA managed communities and the HCV households, regardless of sources of income or type of family.
Rent reform	Alternate Recertification Schedule for Elderly/Disabled	Charlotte Housing Authority	2009 Biennial Review Process		2009	2010		2013	Closed out	This initiative proposed a biennial review process for elderly and disabled heads of households.
Rent reform	Alternate Recertification Schedule for Elderly/Disabled	Delaware State Housing Authority	2011-A5: Alternative Re-Certification Schedule for Elderly and Disabled Residents	2011 A5	2011	2011			Ongoing	This initiative adopts alternative re-certification schedules for elderly and disabled residents.
Rent reform	Alternate recertification schedule for elderly/disabled households	Lexington-Fayette Urban County Housing Authority	Triennial Recertification of Connie Griffith Towers and HCV Elderly/ Disabled Households	3	2012	2013			Ongoing	The Housing Authority implemented this activity for all 183 units at Connie Griffith Towers, an elderly high rise, during FY 2012 – FY 2013. Through this activity the LHA is recertifying households at Connie Griffith once every three years instead of annually. Between triennial recertifications, whenever the federal government adjusts benefits paid through fixed-income programs like Social Security and SSI, the LHA reserves the right to adjust resident household incomes and rent payments accordingly. The success of that initiative prompted staff to request authority to expand the activity to HCV elderly and disabled families on a fixed income. As the vast majority of elderly and disabled households in the HCV programs rely on fixed-income sources, there is little variation in household income on an annual basis. In reference to this activity, households on a fixed income are defined as any household with any amount of income from a fixed income source like Social Security, SSDI, or pension income.
Rent reform	Alternate recertification schedule for elderly/disabled households	Alaska Housing Finance Corporation	Reexamination of Income	2010-1	2010	2011		2014	Closed out	Transition elderly and disabled families on fixed income to a biennial examination schedule.
Rent reform	Alternate recertification schedule for elderly/disabled households	Vancouver Housing Authority	alternate required reexamination schedule	2007-02	2007				Not yet implemented	VHA identifies households with a fixed income and places them on a schedule to have a full reexamination every three years rather than annually.
Rent reform	Alternate recertification schedule for elderly/disabled households	San Diego Housing Commission	Triennial reexaminations for elderly and disabled households	2010-3	2010	2009			Ongoing	Allows families defined as Elderly/Disabled to participate in a Triennial Reexamination Cycle. COLA updates to social security and veteran's benefits are processed in the "off" years. The activity was implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition. Update: No change in the status of the activity during Fiscal Year 2015.
Rent reform	Alternate recertification schedule for elderly/disabled households	Housing Authority of the City of Reno	Biennial recertifications for elderly/disabled participants on fixed incomes	2014-6	2014	2014			Ongoing	Elderly and disabled participants in both PH and HCV who are on fixed incomes have recertifications on a biennial schedule rather than annually because the changes to rent are negligible. Cost of Living increases for certain programs are automatically applied. This change went into effect.
Rent reform	Alternate recertification schedule for elderly/disabled households	Housing Authority of Champaign County	Bi-ennial/Tri-ennial Re-certification	2011-2	2011	2011			Ongoing	- Households in which all members are elderly and/or disabled are recertified on a biennial basis. The Public Housing Program chose to implement this activity by property with residents of some properties re-certified in 2011 and 2013 and residents in the remaining public housing properties re-certified in 2012 and 2014. The Housing Choice Voucher Program implemented this activity by randomly selecting 50% of applicable households each month for 2012 and 2013.
Rent reform	Alternate recertification schedule for elderly/disabled households	Lawrence-Douglas County Housing Authority	Biennial recertification for Section 8 elderly and disabled households. Closed out 2015	12-1	2012	2012		2015	Closed out	Conduct biennial recertification for all elderly and disabled Section 8 households.
Rent reform	Alternate recertification schedule for elderly/disabled households	Lincoln Housing Authority	Biennial Re-examinations	Initiative 3	2010	2010			Ongoing	LHA will conduct a reexamination of an elderly or disabled household at least every two years. An elderly or disabled household is any family where the head, spouse, co-head or sole member is at least 62 years of age or a person with a disability. All households will continue to have interim reexaminations according to administrative policy. All other household compositions will continue with an annual reexamination.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate Recertification Schedule for elderly/disabled households	Louisville Metropolitan Housing Authority	Alternate Year Reexaminations	4-2007	2007	2008			Ongoing	LMHA proposed and implemented an alternate year schedule for reexaminations with the FY 2008 Plan. For Public Housing, each year 50% of the elderly and disabled families age 55+ residing in Public Housing receive a full reexamination of eligibility on the anniversary of their lease-up date. For the HCV program, elderly and disabled families age 55+ in the Housing Choice Voucher program are required to appear for a full reexamination every other odd numbered calendar year (referred to as an "ON" year). In an even numbered year (referred to as an "OFF" year) HCV families are required to complete a minirecertification packet and mail it to the Agency.
Rent reform	Alternate recertification schedule for elderly/disabled households	Oakland Housing Authority	Triennial Income Recertification	07-01	2007	2010			Ongoing	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years. Eligible households receive automatic adjustments to rent in interim years based on published cost of living adjustments (COLA) to the subsidy program (i.e. SS, SSI, etc.)
Rent reform	Alternate recertification schedule for elderly/disabled households	Portage Metropolitan Housing Authority	Elderly and Disabled Rent Recertifications Every Three Years	8-10	2014				Not yet implemented	PMHA will conduct an income recertification no less than every 36 months for households designated as elderly or disabled.
Rent reform	Alternate recertification schedule for work-able households	Tacoma Housing Authority	Local Interim Policy	8	2011	2011			Ongoing	THA limited the number of interims a household can have over a period of time. Households also have to meet a 20% threshold before an interim will be processed.
Rent reform	Alternate recertification schedule for work-able households	San Antonio Housing Authority	Biennial Reexaminations (HCV & PH)	FY2014-4					Ongoing	This activity establishes a biennial (instead of an annual) schedule for reexaminations, applicable to all non-elderly/disabled HCV participant households (approximately 8,500 households). This activity disregards 100% of additional household income for two years therefore SAHA will no longer disregard participant's income using the traditional Earned Income Disregard calculation.
Rent reform	Alternate recertification schedule for work-able households	Holyoke Housing Authority	Biennial Recertifications	2013-1	2013	2013			Ongoing	HHA will use its MTW Authority to begin recertifying clients in both the Housing Choice Voucher Program and the Public Housing Program on a biennial schedule. The documentation requirements for the recertification process are time consuming and burdensome, and generally, tenant rents do not vary greatly from year to year. Zero-income households and households on minimum rent will continue to be subject to annual or more frequent recertification requirements. Additionally, MTW households will remain subject to all interim reexamination policies outlined in HHA's Administrative Plan and/or ACOP. HHA will continue to allow clients to request interim rent decreases when income changes, and clients will not be required to report changes between regular recertifications unless for a reason required in HHA's Administrative Plan and/or ACOP, i.e. change in household composition.
Rent reform	Alternate Recertification schedule for work-able households	Housing Authority of the City of Pittsburgh	Revised Recertification Requirements Policy						Ongoing	Approved in 2008 for the Housing Choice Voucher Program and in 2009 for the Low Income Public Housing Program, recertification requirements are modified to require recertification at least once every two years rather than annually. Changes in income still must be reported, standard income disregards continue to apply, and HACP continues to utilize the EIV system in completing recertifications.
Rent reform	Alternate recertification schedule for work-able households	Housing Authority of the County of San Bernardino	Biennial Recertifications	4	2009				Ongoing	Current regulation requires annual recertifications for participants of the Public Housing and Housing Choice Voucher programs. This activity allows HACSB to conduct recertifications of households biennially for all households in both Public Housing and in Housing Choice Voucher programs. The expanded initiative was implemented in 2012 with approximately half the households assigned to a biennial schedule. The second half of the population was assigned to the biennial schedule in 2013.
Rent reform	Alternate recertification schedule for work-able households	Lawrence-Douglas County Housing Authority	Biennial recertifications for MTW households	09-4	2009	2009		2015	Closed out	Conduct biennial recertifications for public housing and Section 8 participants in the MTW rent structure who are at maximum rent or 50% AMI.
Rent reform	Alternate recertification schedule for work-able households	Lincoln Housing Authority	Interim Re-Examinations	Rent Reform 1	1999	1999			Ongoing	Income increase: If the family's income increases without a change in family composition, then LHA will wait until the annual re-examination to re-determine any possible rent increase. Families who report zero income will be required to report income changes at their quarterly certification and rents will be changed accordingly. Income decrease: LHA will not lower rent for payments due to a temporary loss of income of one month (30 days) or less duration. If a family member has reduced or terminated employment income, LHA will make the rent decrease 90 days after the decrease in income occurred or after all verifications are received to redetermine eligibility, whichever is the latest.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate Recertification Schedule for work-able households	District of Columbia Housing Authority	2004-4: Simplified Certification and Multi-Year Income Recertification	4	2004	2004			Ongoing	No description provided
Rent Reform	Alternate Recertification schedule for work-able households	Philadelphia Housing Authority	2004-3: Simplification and Streamlining of Rent and Recertification Processes for Public Housing and HCV	2004-3	2004	2004			Ongoing	No description provided
Rent reform	Alternate recertification schedule for work-able households; alternative recertification for elderly/disabled households	San Diego Housing Commission	Biennial Reexamination Schedule	2012-2	2012	2012			Ongoing	A biennial reexamination schedule for the Work-Able and Elderly/Disabled population implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition. Update: No change in the status of the activity
Rent reform	Alternate recertification schedule for work-able households; alternative recertification for elderly/disabled households	Massachusetts Department of Housing and Community Development	Biennial Recertification Process	2011-4	2011				Ongoing	Under this initiative, the recertification process has been modified from an annual to a biennial process. DHCD initially planned to apply the biennial recertification policy to households on fixed income only; however, DHCD subsequently modified the initiative in the FY 2012 Annual Plan.
Rent reform	Alternate recertification schedule for work-able households; alternative recertification for elderly/disabled households	Oakland Housing Authority	Alternative Recertification Schedules	14-01	2014				Not yet implemented	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program.
Rent reform	Alternate recertification schedule for workable households	Vancouver Housing Authority	Reset of next required reexamination after interim reexamination	2009-13	2009				Ongoing	This MTW activity provides that the next required reexamination (AKA Annual Review) will be rescheduled to at least 12 months after the effective date of an interim reexamination. This policy reduces the overall number of reexaminations required each year.
Rent reform	Alternate recertification schedule for workable households	Fairfax County Redevelopment and Housing Authority	Reduction in Frequency of Reexaminations	2014-1	2014				Not yet implemented	The activity 2014-1 Reduction in Frequency of Reexaminations was first approved in the 2014 MTW Plan Year. This activity's main objective is to provide a work incentive for all families and to reduce the burden on staff and families by reducing the frequency of income reexaminations. The FCRHA proposed the following changes: · Reexaminations will be reduced from annually to once every two years. Families that claim to have zero income will continue to meet with FCRHA staff regularly. · Reexaminations for families on fixed incomes (only SSI, SSDI, SS, or pensions, or any combination of those sources) will be conducted every three years. · Interim increases—that is, increases in income between annual reexaminations— will be disregarded until the next scheduled biennial or triennial reexamination. · Interim decreases, a reported decrease in income, will be limited to one during a calendar year and no interim decreases during the first six months after initial occupancy.
Rent reform	Alternate recertification schedules for elderly/disabled households	Portage Metropolitan Housing Authority	Elderly and Disabled Rent Recertifications Biennially	PH-3	2000	2000		2014	Closed out	PMHA was conducting rent recertifications for elderly and disabled households every two years, instead of annually.
Rent reform	Alternate recertification schedule for elderly/disabled households	Housing Authority of the County of San Mateo	Triennial Recertification Schedule for Elderly/Disabled Families	2010.6	2015				Not yet implemented	Based upon the success of the original Activity #2009-5, "Biennial Recertification Schedule for Elderly/Disabled Families," HACSM is proposing to expand the regular recertification schedule to once every three years for Elderly/Disabled households.
Rent reform	Alternate recertification schedule for elderly/disabled households	Portage Metropolitan Housing Authority	Biennial Reviews for Non-Elderly/Non-Disabled Households	HCV-10	2014				Not yet implemented	PMHA will conduct re-verification reviews no less than every 24 months for any family designated as a non-elderly, non-disabled household, instead of the typical standard requiring an annual review.
Rent reform	Alternate utility calculation	Alaska Housing Finance Corporation	Simplification of Utility Allowance Schedules	2011-1	2011	2011			Ongoing	Combine existing multiple utility allowance tables into a single utility allowance table in Anchorage, Mat-Su, and Valdez. AHFC does not plan to change its evaluation methods of local utility providers when creating a new simplified table for each area identified above.
Rent reform	Alternate utility calculation	Alaska Housing Finance Corporation	Utility Reimbursement Payments	2014-1c	2014				Ongoing	HUD regulations require AHFC to establish utility allowance schedules for each voucher and Public Housing jurisdiction, to update those schedules annually, and to pay a utility reimbursement payment when the utility allowance exceeds the family contribution. This supporting activity proposes eliminating utility reimbursement payments for the Voucher and Public Housing programs. Families that may need an adjustment of their subsidy due to unusual or excessive utility requirements may ask for a hardship. See the Administrative Section for a discussion of the hardship policy.
Rent reform	Alternate utility calculation	Vancouver Housing Authority	Utility Allowance in HCV Program lesser of Unit Size or Voucher Size	2014-02	2014				Ongoing	This activity changes the current calculation of tenant rent and housing assistance in the HCV program for those households that have chosen to rent a unit with more bedrooms than the number assigned on their voucher under the VHA subsidy standards. In these cases the utility allowance used will be based on the lesser of the unit bedroom size or voucher bedroom size. Currently a significant number of HCV households choose larger units. When they do, and the gross rent is still below the payment standard for their voucher size, the VHA pays a higher amount of housing assistance due to the HCV program requirement that the utility allowance for the unit bedroom size be used in the calculation of assistance.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Alternate utility calculation	Vancouver Housing Authority	Simplified utility allowance schedule in HCV program FY	2009-08	2009				Ongoing	VHA utilizes a simplified utility allowance schedule for vouchers funded under MTW in the Housing Choice Voucher program that simplifies rent calculations, particularly for participants prior to leasing, and encourages reduced energy consumption. The schedule is based on the conventional HCV utilities schedules for newer energy efficient all electric units by bedroom size.
Rent reform	Alternate utility calculation	Tacoma Housing Authority	Local Utility Allowance Schedule:	11	2011	2011			Ongoing	Streamlined the utility allowance credit given to housing choice voucher and public housing clients. The Housing Authority has calculated the average utility allowance currently provided to housing choice voucher and public housing program participants, and revised allowances. The revision provides each household responsible for tenant supplied utilities with the average allowance based upon unit bedroom size. Households have a more simplified explanation of utility allowance benefits and the Housing Authority staff now selects an allowance based only on unit size instead of determining individual allowances for every unit leased.
Rent reform	Alternate utility calculation	San Diego Housing Commission	Standardize utility allowances by unit size	2010-5	2010	2010			Ongoing	A simplified utility allowance structure where the utility allowance amount is based on whether or not the family is responsible for the water portion of the utilities. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements.
Rent reform	Alternate utility calculation	San Antonio Housing Authority	Simplified Utility Allowance Schedule	FY2015-4					Not yet implemented	This activity establishes a new, simplified schedule that is based on the analysis of data collected from SAHA's existing HCV portfolio including the most common structure and utility types. The simplified schedule reduces administrative costs associated with the traditional method of applying a Utility Allowance Schedule. Specifically, the activity will allow the HCV department to be more cost effective by reducing staff time spent on calculating multiple utility schedules for 6 different structure types plus various utility types such as gas, electric or propane.
Rent reform	Alternate utility calculation	Housing Authority of Portland	Align utility allowance adjustment procedures	11	2011	2011			Ongoing	In our FY2011 MTW Plan, Home Forward received approval to align the public housing process for calculating and implementing utility allowance adjustments with that of Section 8. Previously, the public housing utility allowance process required Home Forward to conduct engineering surveys to determine energy consumption, which was cumbersome and costly. Additionally, public housing protocol required that a re-certification be completed for each resident when there were adjustments to the utility allowance.
Rent reform	Alternate utility calculation	Housing Authority of the City of Reno	Elimination of all negative rents and simplification of HCV Utility Allowances	2015-1	2015				Not yet implemented	RHA proposes that all residents and clients who are receiving negative rents due to utility allowances will stop receiving negative rents. Additionally, RHA currently has a simplified utility allowance schedule for designated highly energy efficient multifamily complexes. RHA will simplify the current HCV utility allowances for all other units by creating a flat utility allowance based on three structure types and on authorized voucher bedroom size. This is a significant change from over forty variables and paying utility allowances based on bedroom size rather than voucher size.
Rent reform	Alternate utility calculation	Housing Authority of the County of San Bernardino	Utility Allowance Reform	21	2012				Closed out	This activity allowed HACSB to develop a flat utility allowance schedule for the Housing Choice Voucher Program based on the consumption methodology versus the traditional engineering methodology. However, subsequent development of other programs—namely, our Five Year Lease Assistance Program and the Streamlined Lease Assistance Programs—eliminate the need for a utility allowance. These programs are designed to incorporate the cost of utilities into the subsidy amount without the need to apply a utility allowance separately. As a result, the utility allowance schedule is no longer necessary.
Rent reform	Alternate utility calculation	Lincoln Housing Authority	Average Utility Allowances	Rent Reform 5	1999	1999			Ongoing	LHA uses one standard utility allowance per bedroom size and will not issue utility reimbursement checks or payments. The utility allowances are calculated annually using the current average utility cost per number of bedrooms per unit.
Rent reform	Alternate utility calculation	Oakland Housing Authority	Modified Utility Allowance Policy	15-02	2015				Not yet implemented	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment.
Rent reform	Alternate utility calculation	Portage Metropolitan Housing Authority	Capped Utility Reimbursement Checks	HCV-7	2012	2012			Ongoing	Approved in 2012, this activity was intended to eliminate "double dipping" for utility costs by setting utility allowance reimbursement maximums based on the State of Ohio's PIPP Plus program, a program that subsidizes low-income households' utilities by allowing them to pay utility bills on the basis of income, not on the amount of service used. However, these same families were eligible for and receiving utility reimbursement checks with the intention to pay off their entire month's utility bill.
Rent reform	Alternate utility calculation	Portage Metropolitan Housing Authority	Pro-ration of the utility allowance schedule up to the percentage of pro-ration of funding as established by HUD due to appropriations.	B-3	2009	2013			Ongoing	PMHA reserves the right to pro-rate the utility allowance schedule for Public Housing and Housing Choice Vouchers in response to pro-rated funding from appropriations by Congress to the Department of Housing and Urban Development.
Rent reform	Alternate Utility Calculation	Boulder Housing Partners	2012-6: Implement a flat utility allowance for the voucher program	2012-6	2012	2012			Ongoing	BHP proposes the following flat utility allowance by bedroom size in the voucher program in place of the current menu of dozens of configurations
Rent reform	Alternate Utility Calculation	Housing Authority of Baltimore City	2012-11: Utility Allowances for Families Living in Larger Units than Voucher Size	2012-11	2012	2012			Ongoing	The utility allowance used to calculate gross rent will be based on the lesser of the bedroom size as authorized on the family's voucher or the actual size of the unit in which the family lives

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Rent reform	Alternate Utility Calculation	Housing Authority of Baltimore City	2014-4C. Utility Allowances for Families Living in Larger Units than Voucher Size	2014-4C	2014	2014		2014	Closed out	The utility allowance used to calculate gross rent will be based on the lesser of the bedroom size as authorized on the family's voucher or the actual size of the unit in which the family lives.
Rent reform	Alternate Utility Calculation (simplification/right- size)	Housing Authority of Columbus, Georgia	Simplify utility allowance calculation (housing choice only)	2015.03	2015				Not yet implemented	HACG believes that the simplification of the Housing Choice Utility Allowance Calculation will clear confusion, reduce rent calculation errors, remove administrative burdens, and promote self-sufficiency. Therefore, HACG proposes to examine if there is a Cost Effectiveness to the agency and its clients by simplifying Utility Allowance Payments (UAP) and matching it
Rent Reform	Alternate Utility Calculation (simplification/right-size)	District of Columbia Housing Authority	Simplified Utility Allowance Schedule	24	2013	2014			Ongoing	No description provided
Rent reform	Alternate utility calculation (simplification/rightsize)	King County Housing Authority	Public Housing and Section 8 Utility Allowances	2008-21	2008	2009			Ongoing	Working in tandem with our rent policy changes, this activity simplifies the HUD rules on Public Housing and Section 8 Utility Allowances and provides allowances that more accurately reflect local consumption patterns and costs. This approach produces administrative savings through simplified utility cost methodologies that can be universally applied to Section 8 and Public Housing units, ensuring equal treatment of participants in both programs.
Rent reform	Alternative recertification for elderly/disabled households	San Antonio Housing Authority	Triennial Reexaminations (HCV)	FY2014-5					Ongoing	This activity established a triennial reexamination schedule for elderly/disabled HCV participant households on a 100% fixed income. This activity disregards 100% of additional household income for three years therefore SAHA will no longer disregard participant's income using the traditional Earned Income Disregard calculation.
Rent reform	Alternative recertification for elderly/disabled households	San Antonio Housing Authority	Biennial reexamination for elderly/disabled (PH)	FY2011-3					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because was replaced by new activities FY2014-4 and FY2014-5.
Rent reform	Alternative recertification for elderly/disabled households	San Antonio Housing Authority	Biennial Reexamination for Elderly/Disabled Participants on Fixed Income (HCV)	FY2012-10					Closed out	This activity was originally approved as part of the FY2011-2012 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by FY2014-4.
Rent reform	Alternative recertification schedule	Keene Housing	Stepped Subsidy Recertification Schedule	2005.02.CE	2005	2005			Ongoing	Households participating in the Stepped Subsidy program currently participate in a recertification at each step change. Upon reaching Step 3, participating households are no longer subject to full recertifications. Instead, KH conducts Enterprise Income Verification (EIV) systems check at least annually on all households to test if the family has met the \$0 HAP threshold and for processing recertifications. As all Stepped Subsidy households also participate in RSR and are required to attend quarterly meetings with their RSC, income and employment data is collected quarterly. This data is used to ensure program eligibility and to measure each household's progress towards their 3-Year Goal Action Plan. In addition, RSCs collect new Authorization for Release of Information/Privacy Act Notice (HUD form 9886) when the existing 9886 is expiring.
Rent reform	Alternative recertification schedule	Vancouver Housing Authority	Simplified Recertification Process	2009-14	2009				Closed out	No description provided
Rent reform	Alternative recertification schedule; alternate income verification policy	Keene Housing	Elderly and Disabled Household Alternative Recertification Schedule (Formerly part of the Alternative Recertification activity)	2005.01.CE	2005	2005			Ongoing	Keene Housing does not require elderly and disabled households with fixed income sources – Social Security (SS), Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), or assistance from the Aid to the Terminally and Permanently Disabled (ATPD) program – and net assets below \$50,000 to participate in the annual recertification process. Instead KH relies on the published Cost of Living Adjustment (COLA) and Enterprise Income Verification (EIV) system to calculate each household's income. KH notifies households via mail of their new tenant share and subsidy amount. Included with this notice is the standard Authorization for Release of Information/Privacy Act Notice (HUD form 9886). Households with pension and assets above \$50,000 continue to participate in the regular full annual recertification process.
Rent reform	Alternative recertification schedule; alternate income verification policy	Alaska Housing Finance Corporation	Annual Recertification Requirement	2014-1g	2014				Ongoing	This supporting activity proposes an alternate recertification schedule for families subject to rent reform activities. AHFC will continue to verify family composition on an annual basis for both Classic and Step Program populations. AHFC will be altering how it conducts its annual income certifications. AHFC will continue to pull the Enterprise Income Verification (EIV) report to track income and how the rent reform activity is affecting its clientele.
Rent reform	Alternate Policy on the Inclusion/Exclusion of Income to calculate rent	Seattle Housing Authority	Rent Policy Reform	10	2000	2000			Ongoing	Seattle Housing Authority's rent policy program tackles a number of objectives, including increased flexibility in the rent calculation process and determining the eligibility of units and payment standards. Rent policies also promote cost effectiveness and self sufficiency through a minimum rent and asset income threshold and through streamlined rent review processes.
Rent reform	Comprehensive rent reform activities	Keene Housing	Affordable housing preservation program rent reform	2015.01.CE	2015				Not yet implemented	The AHPP Rent Reform initiative provides administrative relief to participating owners by simplifying the recertification and rent calculation process. These reforms will lower administrative costs which will provide further incentives for owners considering opting-out of their PBRA HAP contract to keep their units affordable via AHPP. As in the traditional PBV program, subsidy will be calculated based upon 30% of a household's adjusted annual income. However, the activity alters the current methodology for calculating rent and recertification schedule with streamlined strategies

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Rent reform	Comprehensive rent reform activities	Lexington-Fayette Urban County Housing Authority	HUD/MDRC Rent Reform Demonstration for HCV Households	16	2015				Not yet implemented	Lexington Housing Authority (LHA) has been selected to participate in a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy (the "Study"). MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Study on behalf of HUD. The Study sets forth alternative rent calculation and recertification strategies that will be implemented at several public housing authorities across the country in order to fully test the policies nationally.
Rent reform	Comprehensive rent reform activities	San Diego Housing Commission	Path to Success	2012-1	2012	2013			Ongoing	A comprehensive rent reform model utilizing a tiered rent structure with progressive increases to minimum rents. The model eliminates deductions and streamlines allowances. Path to Success only applies to families considered Work-Able. Families defined as Elderly/Disabled receive streamlining measures and are not subject to Path to Success. The activity was repropose in the Fiscal Year 2014 Plan to include a local portability policy. The local portability policy component of the activity was implemented effective November 1, 2013. Update: The standard HCV calculation may be used in PBV complexes servicing special needs populations.
Rent reform	Comprehensive rent reform activities	San Diego Housing Commission	Choice Communities Component	2010-4	2010	2010			Ongoing	Using the authority to implement a reasonable policy to establish payment standards differing from current program requirements, the poverty deconcentration effort providing incentives for families to move to one of nine local opportunity areas by using the following: § Eliminate 40% Affordability Cap § Moving for Opportunity Program § Revolving Security Deposit Loan fund § Increase payment standards in low-poverty areas
Rent reform	Comprehensive rent reform activities	San Antonio Housing Authority	MDRC / HUD Rent Study	FY2015-1					Not yet implemented	San Antonio Housing Authority (SAHA) has been selected to participate in a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy (the "Study"). MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Study on behalf of HUD. The Study sets forth alternative rent calculation and recertification strategies that will be implemented at several public housing authorities across the country in order to fully test the policies nationally.
Rent reform	Comprehensive rent reform activities	Housing Authority of the City of Reno	Mobility Demonstration	2014-2	2014	2014			Ongoing	RHA is issuing PBVs for single family homes and condos in low-poverty census tracts to Public Housing families with children who are currently in good standing and who meet the requirements of the program. The University of Nevada at Reno will be conducting a longitudinal study of these families to look at whether moving from a high poverty census tract to a low poverty census tract changes outcomes. 25 units are currently occupied.
Rent reform	Comprehensive rent reform activities	Housing Authority of the City of Reno	Rent Reform Controlled Study	2014-3	2014	2014			Ongoing	RHA is bringing at least 150 families with children off of the Housing Choice Voucher waiting list and issuing vouchers limited to five years. For half of the families, the rent will be calculated as a standard HCV voucher. For the other half, rents are set in advance and do not change based on income; rents will only change if the required bedroom size of the unit changes and the family moves. UNR will be tracking these families as well to identify the differences between the two groups. 92 vouchers have been issued for this Activity.
Rent reform	Comprehensive rent reform activities	Oakland Housing Authority	Rent Reform Pilot Program	13-01	2013				Not yet implemented	Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: · Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households · Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households · Eliminate all deductions and earned income disallowance · Recent increases in income excluded in recertification · Absolute minimum rent of \$25
Rent reform	Earned Income Disregard (EID Alternative)	Minneapolis Public Housing Authority	2009-4: (Rent Reform) Public Housing Two Year Income Disregard	2009-4	2009	2010			Ongoing	Income disregard: MPHA created a full two year income disregard for eligible families

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Rent reform	Earned Income Disregard (EID) Elimination	Housing Authority of the County of San Mateo	Simplify Rent Calculation Process	2010-7	2010				Ongoing	In July 2009, HACSM implemented several MTW activities related to the rent calculation policies and procedures. It was HACSM's intent that implementing the new activities would create a more transparent process for participants, a streamlined and more efficient practice for HACSM, and overall improvement in the accuracy of the calculations. In July 2011, HACSM modified the activities resulting in the following: <ul style="list-style-type: none"> <li>Asset Calculations o HACSM established a minimum threshold of \$50,000 in assets before any interest would be included or calculated when determining the household's annual adjusted income o If the household met, or exceeded the \$50,000 threshold, HACSM will include the actual interest earned in determining the household's annual adjusted income</li> <li>Eliminate the Earned Income Disallowance (EID) o In conjunction with the establishment of the biennial recertification schedule, HACSM eliminated the calculation of the EID, as it was no longer effective in supporting disabled family's ability to increase their savings. The biennial recertification schedule and HACSM's interim policy provided greater benefit to the family overall.</li> </ul>
Rent reform	Earned income disregard (EID) alternative	Vancouver Housing Authority	Eight Percent Earned Income Deduction	2001-01	2001				Closed out	No description provided
Rent reform	Earned income disregard (EID) alternative	San Antonio Housing Authority	Simplified Earned Income Disregard (EID) (Public Housing)	FY2013-2					Ongoing	This activity expands the number of months for which EID is available to participants to 60 months, and makes the benefit available continuously during the 60 months, without start/stop. Income is disregarded on a sliding scale based on year of participation
Rent reform	Earned income disregard (EID) alternative	Fairfax County Redevelopment and Housing Authority	Eliminate Mandatory Earned Income Disregard (EID) Calculation	2014-2	2014	2014			Ongoing	The FCRHA initially proposed eliminating the HUD-mandated EID calculation in its FY 2014 MTW Plan. As part of the HUD-mandated EID calculation, any family in the Public Housing program, and any family in the HCV program that included a member(s) with disabilities, was eligible for EID when an unemployed or under-employed family member obtained a job or increased their wages. The resulting income increase was fully excluded for 12 months and 50 percent excluded for an additional 12 months. In FY 2011, only 52 families in the FCRHA's Public Housing and Housing Choice Voucher programs benefited from the EID calculation.
Rent reform	Earned income disregard (EID) alternative	Holyoke Housing Authority	Career Advancement Program	2013-3	2013				Not yet implemented	The goal of this activity is to encourage HHA clients to improve their long-term employment prospects, to increase the number of HHA clients with earned income, and to increase the savings of program participants. HHA will accomplish this by offering an incremental income disregard for all clients who have graduated from an approved professional development program and who have obtained employment. This disregard will be open to any HHA Public Housing or HCV client who has not had earned income for a period greater than one year and who is interested in entering the workforce. All clients must meet eligibility requirements of the partner program they choose, which in some cases may limit participation to clients who are currently unemployed. HHA will divide clients into a control and treatment group for purposes of its rent reform study. The control group will not be eligible for this income disregard.
Rent reform	Earned Income Disregard (EID) Alternative	Housing Authority of the City of New Haven	Incremental Earned Income Exclusion	2.2	2008	2008			Ongoing	Incremental Earnings Exclusion is phased increases in earned income over the five year term of a family's participation in the FSS program. For example HANH will exclude from the determination of annual income 100% of any incremental earnings from wages or salaries earned by any family member during the first year.
Rent reform	Earned income disregard (EID) alternative	Louisville Metropolitan Housing Authority	Earned Income Disregard for Elderly HCV Families	6-2008	2008	2009			Ongoing	The activity is to give a \$7,500 earned income disregard to elderly families in the Housing Choice Voucher Program who's only other source of income is their Social Security entitlement.
Rent reform	Earned Income Disregard (EID) Alternative	Massachusetts Department of Housing and Community Development	Rent Simplification	2012-2	2012				Ongoing	In tandem with the biennial recertification policy initiative, DHCD established a series of related rent simplification policy changes. These policy changes include: <ul style="list-style-type: none"> <li>o Using the Payment Standard in effect at the effective date of the regular recertification regardless of any change in the Payment Standard.</li> <li>o Using the Utility Allowance and Payment Standard in effect at the effective date of the last regular recertification to calculate rents at interim recertifications.</li> <li>o Discontinuing the standard Earned Income Disregard and replacing it with a similar disallowance that is more straightforward for staff to administer.</li> <li>o Excluding all Full-time student income for household members other than the Head, Spouse or Co-Head.</li> </ul>
Rent reform	Earned income disregard (EID) elimination	Keene Housing	Earned Income Disregard (EID) elimination	2015.03.C E	2015				Not yet implemented	KH will eliminate the Earned Income Disregard (EID) from the calculation of a tenant's share of the rent for participant households. EID allows the income from disabled households returning to work to be disregarded when calculating tenant share for two, 12 month exclusion periods with a lifetime limit of 48 months.
Rent reform	Earned income disregard (EID) elimination	Lexington-Fayette Urban County Housing Authority	Rent Reform: Elimination of Earned Income Disallowance	14	2015				Not yet implemented	LHA staff proposes to eliminate the Earned Income Disallowance (EID) calculation for public housing and HCV households.
Rent reform	Earned income disregard (EID) elimination	Alaska Housing Finance Corporation	Earned Income Disallowance	2010-3	2010	2009			Ongoing	Eliminate the Earned Income Disallowance (EID) and its associated tracking/paperwork times. Existing clients will be allowed to finish the program.



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Rent reform	Earned income disregard (EID) elimination	Vancouver Housing Authority	No earned income disallowance in Public Housing	1999-09	1999				Ongoing	VHA has opted to not offer an Earned Income Disallowance (EID) in Public Housing. Under an earlier MTW activity all families were given an escrow account when they had increased earnings; escrow accounts are still available under the FSS program. VHA has concluded that building an asset is preferred to a temporary rent reduction and continues to not offer an EID to encourage participation in FSS and to eliminate the administrative burden of tracking various disallowance periods.
Rent reform	Earned income disregard (EID) elimination	Housing Authority of the County of San Bernardino	Elimination of Earned Income Disallowance	9	2009	2010			Ongoing	Through this activity HACSB has eliminated the HUD Mandatory Earned Income Disallowance (EID) from the calculation of total tenant payment in the Housing Choice Voucher and Public Housing Programs.
Rent reform	Earned income disregard (EID) elimination	Lawrence-Douglas County Housing Authority	Revise definition of countable income.	09-6.1	2009	2009			Ongoing	This Activity is designed to achieve greater administrative efficiency by eliminating the 12:12:48 month Earned Income Disallowance rule, and including those amounts as income, as permitted by the MTW flexibility that allows LDCHA to establish alternate definitions of income.
Rent reform	Earned income disregard (EID) elimination	Louisville Metropolitan Housing Authority	Elimination of the Mandatory Earned Income Disregard	32-2012	2012	2012			Ongoing	Proposed and implemented in the FY 2012 Plan, LMHA eliminated the HUD Mandatory Earned Income Disregard from the calculation of total tenant payments of families who are in the Public Housing and Housing Choice Voucher programs.
Rent reform	Earned Income Disregard Elimination	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2013-1: Elimination of Earned Income Disallowance (EID) Calculation	2013-1	2013	2015			Ongoing	This activity eliminates the HUD- mandated Earned Income Disallowance (EID) calculation.
Rent reform	Eliminate Utility Allowance payment	Vancouver Housing Authority	Limited Utility Allowance Payments	2009-09	2009				Closed out	For both Public Housing and the Voucher program, tenants whose rent calculation results in a negative rent (also known as a Utility Allowance Payment or UAP) are only allowed to receive the payment for six months unless a hardship exception is granted.
Rent reform	Eliminate Utility Allowance payment	Massachusetts Department of Housing and Community Development	MTW Utility Allowances	2012-1	2012				Ongoing	Under this initiative, DHCD has established a simplified Utility Allowance (UA) schedule and eliminated Utility Allowance Payments under \$25.
Rent reform	Eliminate Utility Allowance payment	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2014-4 Amendment: Increased Tenant Contribution—Up to 35% of Gross Income	2014-4	2014				Not yet implemented	HACSC proposes a new method of rent calculation, which eliminates all allowances (including utility allowances) and expenses and increases the tenant contribution towards the rent.
Rent reform	Eliminate Utility Allowance payment	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2014-4: Increased Tenant Contribution - Up to 35% of Gross Income	2014-4	2014	2014			Ongoing	HACSC proposes a new method of rent calculation, which eliminates all allowances (including utility allowances) and expenses and increases the tenant contribution towards the rent.
Rent reform	Eliminate Utility Allowance payment	Boulder Housing Partners	2013-2: Eliminate Utility Reimbursement Payments	2013-2	2013	2013			Ongoing	households who receive a [utility reimbursement payment] will be notified that these payments will be eliminated as of April 1, 2014
Rent reform	Eliminate Utility Allowance payment	Delaware State Housing Authority	2013-A1: Elimination of Utility Reimbursement Payments	2013 A1	2013	2013			Ongoing	DSHA eliminated utility reimbursement checks to Public Housing and Housing Choice Voucher residents.
Rent reform	Escalation of rent over time by \$ or %	Lexington-Fayette Urban County Housing Authority	Limit HCV Landlord Rent Increases to the least of 2%, HUD Fair Market Rent (FMR), or the Comparable Rent	15	2015				Not yet implemented	LHA staff proposes to limit annual contract rent increases for participating landlords to the least of a 1) 2% increase in current contract rent, 2) HUD's FMR or 3) the comparable rent.
Rent reform	Escalation of rent over time by \$ or %	Vancouver Housing Authority	Limit contract rent increases in the HCV program to one per year	2009-15	2009				Ongoing	Under this MTW policy owners in the Housing Choice Voucher program are restricted to a single rent increase each year.
Rent reform	Flat rent by \$ or %	Vancouver Housing Authority	Flat rent and Flat HCV Subsidy	2007-01	2007				Closed out	No description provided

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Flat rent by \$ or %	Tulare County Housing Authority	Administrative Cost Savings and Self Sufficiency	one					Ongoing	Various components designed to increase efficiency: A. Fixed-proration amounts for mixed-family households with ineligible-alien-status family members. This was implemented at the onset of MTW in 1999 for program participants receiving fixed subsidies and subject to time limits; for all remaining families, this was planned in 2008 and implemented in 2009. B. Requiring Section 8 landlords to use the HUD-model lease. This was planned and implemented in 1999. C. Changing the definition of income to include “all income into the home of all MTW families.” This was planned in 2008 and implemented in 2009. D. Elimination of UAP payments by the establishment of a \$0 minimum rent. This was planned in 2008 and implemented in 2009. E. Allowing qualified participants to select a flat- or fixed-medical deduction instead of going through the extensive medical-expense verification process. This was planned in 2008 and implemented in 2009. F. Converting all able-bodied families who entered our program before May 1999 to programs with fixed rents/subsidies and time limits. This was planned in 2008 and implemented in 2009. G. Fixed rents on the public-housing program for non-elderly or disabled families. This was planned and implemented in 1999. H. Fixed subsidies on the Section 8 program for non-elderly or disabled families. This was planned and implemented in 1999. I. A five-year time limit on assistance for non-elderly or disabled families. This was planned and implemented in 1999.
Rent reform	Flat rent by \$ or %	Tacoma Housing Authority	Housing Opportunity Program (HOP):	17	2013				Ongoing	All new admissions to the tenant based voucher program receive a HOP voucher. A HOP voucher is a fixed subsidy as opposed to a subsidy based on income. That includes senior/disabled households. Work-able households have a five year time limit on their assistance. Senior/disabled households do not have a time limit. HOP households would have annual reexaminations so THA can monitor the earned income and compare it to its other programs.
Rent reform	Flat rent by \$ or %	Housing Authority of the County of San Mateo	Establish Flat or Market Rate Policy for Over-Income Public Housing Residents at Conversion of Public Housing Units to Project-Based Units	2010.14	2010	2011			Ongoing	Permits residents of public housing undergoing the disposition process that are not eligible to receive a voucher due their household income which exceeds the income limitations of the voucher program to have the option to remain in the unit (for a maximum of 12 months) at the higher of the flat rate or market rate for the unit. Additionally, should the former resident's income level in the subsequent six months (after vacating the public housing development) decrease to a level that they would be income eligible, they will be allowed to re-apply to the project based wait list with a preference. At such time as the resident vacated the unit, the unit would convert to a standard project-based unit.
Rent reform	Flat rent by \$ or %	Housing Authority of Champaign County	Tiered Flat Rents and Minimum Rents by Bedroom Size	2011-4	2011	2011			Ongoing	Flat rent schedules are established annually and are effective on January 1st of each calendar year. The flat rent schedule is based on the gross annual income of the household with no further deductions or allowances. Gross annual income is calculated pursuant to the HUD regulatory requirements. However, employment income for dependents is included in total household income if they are not also pursuing a training certification or educational degree. Current income exclusions as defined by HUD continue to apply.
Rent reform	Flat rent by \$ or %	King County Housing Authority	Flat Subsidy for Local, Non-Traditional Housing Programs	2015-1	2015				Not yet implemented	KCHA requests authorization to develop a local, non-traditional housing program that will revise the administration of a portion of our project-based assistance to better meet the needs of extremely low-income homeless individuals
Rent reform	Flat rent by \$ or %	Louisville Metropolitan Housing Authority	Increased Flat Rents	24-2010	2010			2011	Closed out	LMHA proposed flat rents for the Agency's scattered sites be raised and adjusted based on the square footage, location, age and amenities at the property as rent comparables for the site are completed. LMHA will not implement this activity in lieu of adopting the MTW policy total tenant payment is calculated based on 30% of income, which was approved in the FY 2012 Plan, marking the “close out” of the Flat Rent Activity.
Rent reform	Flat rent by \$ or %	Boulder Housing Partners	2014-4: Removal of Flat Rent Option for all Public Housing Households	2014-4	2014	2014			Ongoing	This initiative removes the option for residents to pay a flat rent if their portion of the rent based on their income exceeding the flat rent, allowing for all families to pay 26.5% of gross income towards rent.
Rent reform	Flat rent by \$ or %	Cambridge Housing Authority	2000-3: Allowing Households to Pay Over 40% of Income Toward Rent at Move-In/HCV	2000-3	2000	2000			Ongoing	New voucher participants may pay over 40% of their income towards rent at initial lease up, exceeding the first-year threshold set by HUD.
Rent reform	Flat rent by \$ or %	Alaska Housing Finance Corporation	Family Choice of Rent and Flat Rents	2014-1e	2014				Ongoing	This supporting activity proposes waiving the annual requirement to offer a public housing family the choice of a flat or income-based rent. AHFC currently sets a market rent rate for its Public Housing units each year. This market rent is called the flat rent. If a family's income rises to a point where their required contribution would exceed the flat rent, AHFC offers the family the flat rent rate. With the implementation of time limits and subsidy steps, families will be allowed to keep any earnings over their required contribution. The need for a maximum rent cap is eliminated through the new proposed rent calculation method.
Rent reform	Increase of minimum rent for work-able households	Vancouver Housing Authority	Minimum Income Rent Reform	2013-01	2013				Ongoing	This activity utilizes a minimum income when calculating rent for any HCV or Public Housing household that contains one or more work-able family members. Work-able is defined as an adult under the age of 62 who is not disabled, a dependent, or a full-time caretaker for a disabled household member. The minimum income is \$9000 annually for each work-able family member.
Rent reform	Increase of minimum rent for work-able households	Housing Authority of the County of San Bernardino	Minimum Rent	10	2009	2010			Ongoing	This activity allowed HACSB to increase the minimum rent from the current regulatory maximum of \$50 to \$125 per month for all households in both the Affordable (Public) Housing and the Housing Choice Voucher Program.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Increase of minimum rent	Alaska Housing Finance Corporation	Minimum Rent	2014-1b	2014				Ongoing	This supporting activity is for the purpose of establishing a minimum rent in exception to HUD regulations. HUD regulations require AHFC to establish a minimum monthly rent for the Public Housing and Housing Choice Voucher programs that does not exceed \$50 per month. AHFC proposes the following minimum rents as part of its rent reform activity. 1. Classic Program family – the minimum rent will be \$25. This is lower than the current \$50 minimum rent. Because AHFC is limiting this population, and it is anticipated that these families will not have wage earners, staff felt that it was more reasonable to set a \$25 rate. AHFC does not require a waiver for this proposal. 2. Step Program family – the minimum rent will be \$100. Staff felt that this was a more reasonable minimum rent and prepared the family for the increase in their monthly rental obligation in year 2.
Rent reform	Increase of minimum rent	Vancouver Housing Authority	Minimum Rent and/or Income Limits for New Public Housing Units	2011-01	2011				Not yet implemented	VHA will be continuing to seek opportunities to replace Public Housing units that were previously removed under a disposition plan. When developing replacement Public Housing units VHA plans to set a minimum rent and/or a minimum income limit for applicants to the new project if doing so is required to make the project fiscally sound. The minimum rent would be higher than the one currently allowed under regulation. The minimum income would still be well below the very-low income limit at 50% of Area Median Income (AMI). The actual minimum rent and/or income limit will depend on the requirements of any new project.
Rent reform	Increase of Minimum Rent	Chicago Housing Authority	2009-1: \$75 Minimum Rent for Public Housing and HCV	2009-01	2009	2009			Ongoing	CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs.
Rent reform	Increase of minimum rent for elderly/disabled households	Cambridge Housing Authority	2006-1: Rent Simplification Program (RSP)/HCV	2006-1	2006	2011			Ongoing	Minimum rent was increased from \$25 to \$50 and additional rent policies were established to provide greater flexibility for disabled households.
Rent reform	Increase of minimum rent for workable households	Lexington-Fayette Urban County Housing Authority	Increase Minimum Rent to \$150 Across All Housing Programs.	1					Ongoing	The minimum rent increase was first implemented at the LHA's general public housing site, Pimlico Apartments in 2012. The revenue generated from the increase at the site was approximately \$17,000 per month. The activity was terminated at the Pimlico site because the Housing Authority applied for and was accepted into the HUD Rental Assistance Demonstration (RAD) to revitalize the 206-unit site. The Pimlico site was completely vacant by August 2013 and renovation at the site began in March 2014. The LHA increased the minimum rent to \$150 across all housing programs (Section 8 & 9) excluding elderly and/or disabled households and households participating in HCV special partner programs during FY 2014.
Rent reform	Increase of minimum rent for workable households	Alaska Housing Finance Corporation	Rent Simplification	2010-4	2010	2010		2013	Closed out	Alternate rent structure. This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. AHFC has proposed its Reasonable Rent and Family Self-Sufficiency Activity in this plan as Activity 2014-1. This activity is now closed.
Rent reform	Increase of minimum rent for workable households	Fairfax County Redevelopment and Housing Authority	Increase the Family's Share of Rent from 30 percent to 35 percent of family income in the Housing Choice Voucher and Public Housing programs	2014-9	2014				Not yet implemented	The FCRHA proposed to change the way the majority of program participants have their rent calculated which is based on 30 percent of their monthly adjusted income. The FCRHA proposed to: · Increase the percentage from 30 percent to 35 percent of adjusted income. · Apply the change to all families in both programs, with the exception of families on fixed incomes (only SSI, SSDI, SS, or pensions, or any combination of those sources) and families in the Housing Choice Voucher Veterans Affairs Supportive Housing (VASH) program. These families will continue to pay the highest of (1) 30 percent of adjusted income, (2) 10 percent of gross income, or (3) the FCRHA's current minimum rent.
Rent reform	Increase of minimum rent for workable households	Housing Authority of Columbus, Georgia	Rent reform	2014.06	2014	2014			Ongoing	Activity studies whether an increase in minimum rent (and consequently, a reduction in Utility Assistance checks), reduced rent calculation, and an introduction of "newly employed perks" will incentivize families to seek and maintain employment and compare the target site to a control site.
Rent reform	Increase of minimum rent for workable households	Housing Authority of the City of Pittsburgh	Modified Rent Policy for the Low Income Housing Program		2008	2008			Ongoing	As approved in 2008, HACP requires that any non-elderly, non-disabled head of household who is not working to either participate in the Family Self-Sufficiency Program or pay a minimum rent of \$150.00 per month.
Rent reform	Increase of minimum rent for workable households	Lawrence-Douglas County Housing Authority	Alternative rent structure.	99-2	1999	1999			Ongoing	Developed alternative MTW rent structure with minimum and maximum annual rents that are adjusted periodically and applied to all non-disabled/nonelderly households in the General Housing program. The rent structure requires all non-elderly, nondisabled adults to pay a significant minimum amount of rent regardless of their income. To reward work, the agency set a maximum rent for each size unit.
Rent reform	Increase of minimum rent for workable households	Orlando Housing Authority	\$225 Rent Floor for Non-Elderly and Non-Disabled Households	1	2012	2012			Ongoing	Phase in the implementation of a self-sufficiency rent floor of \$225 for households that are not elderly and not disabled. The implementation of the rent floor includes a referral to the MTW Resource Center for non-elderly and non-disabled households not paying \$225 at the time the rent floor is implemented. The implementation of the \$225 rent floor provides hardship exceptions linked to self sufficiency activities.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Increase of minimum rent for workable households	Fairfax County Redevelopment and Housing Authority	Institute a New Minimum Rent	2014-5	2014				Not yet implemented	The activity 2014-5 Institute a New Minimum Rent was first approved in the FCRHA's 2014 MTW Plan. The FCRHA proposed the following policy changes - Every adult family member will be expected to work if the member is not: o 62 years or older; o Disabled or handicapped according to the Social Security definition; o The only adult in the household and the primary caretaker of a disabled dependent; or o A full-time student (A student's exclusion from the working requirement will be capped after four years) - For initial implementation, adult family members that are able to work (not excluded by the above criteria) and are not currently working 30 hours per week, will have six months to gain employment (defined as 30 hours of work per week). - If after six months the member is not yet employed, they will be expected to work with The SkillSource Group, Inc. (SkillSource) for no more than an additional six months to gain employment or they will be expected to participate in the Training Futures or other similar job training program. - After this 12-month grace period, the minimum rent for the family will adjust to a rent based on a minimum wage income. - The new minimum rent will be set according to the number of non-exempt family members that are able to work.
Rent reform	Increase time a household may remain in unit at the ceiling rent/zero HAP	Oakland Housing Authority	Program Extension for Households Receiving \$0 HAP	10-02	2010	2010			Ongoing	Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months.
Rent reform	Minimum rent; escalation of rent over time by \$ or %	Portage Metropolitan Housing Authority	Escalating Minimum Rent	PH-1	2009	2009		2011	Closed out	PMHA planned to establish a schedule of minimum rents that would start at \$25 per month and increase every two years by \$25.
Rent reform	Modify time a household may remain in unit at the ceiling rent/zero HAP	Keene Housing	\$0 HAP Rent Burden Test	2013.01.SS	2013	2013			Ongoing	In FY2013, Keene implemented a rent burden test to measure a family's progress towards economic independence. When a Stepped Subsidy household's gross rent burden is at or below 30% of their gross income, KH reduces HAP to \$0 for 6 months. If the household does not experience an unanticipated change in income within the \$0 HAP period, housing assistance is terminated. This change helped better align the metrics for measuring self-sufficiency with those used for hardship in the Safety Net program.
Rent reform	multiple	Tacoma Housing Authority	Local Policies for Fixed Income Households	5	2012	2012			Ongoing	THA used local policies to implement rent reform for fixed income households in 2012. This plan applies to households in which all adult members are either elderly or disabled and at least 90% of total household income comes from a fixed source such as social security, SSI, or pension. These households are subject to the following rent policy: • Complete recertification reviews once every 3 years instead of every year (biennial recertifications) with no "off-year" COLA-related rent adjustments unless interim is triggered • Eliminate elderly/disabled deduction; • Eliminate dependent deduction; • Eliminate medical deductions below \$2500 and implement bands • Implement 28.5% TTP to help offset the elimination in the elderly/disabled deduction and simplification of medical expense allowances. • Implement a tiered rent model based on adjusted income bands. • Implement local verification policies as outlined in Activity 7. • Implement minimum rent of \$25 (and therefore eliminate utility allowance reimbursements)
Rent reform	multiple	Tacoma Housing Authority	Local Policies for Work-Able Households	6	2012	2012			Ongoing	Local policies for work-able households are very similar to the fixed income activity with minor differences. THA used this activity to implement rent reform for work-able households. Under this plan work-able households are subject to the following rent policy: • Complete recertification reviews once every 2 years instead of every year (biennial recertifications) with no "off-year" COLA-related rent adjustments unless interim is triggered • Eliminate dependent deduction • Eliminate medical deductions below \$2500 and implement bands • Implement 28.5% TTP to help offset the dependent deduction • Implement a tiered rent model based on adjusted income bands. • Implement local verification policies as outlined in Activity 7. • Implement minimum rent of \$75 (and therefore eliminate utility allowance reimbursements)
Rent reform	Schedule alteration (Other)	District of Columbia Housing Authority	2011-18: Creation of Local Authorization and Release of Information Form with an Extended Expiration to Support the Biennial Recertification Process	18	2011	2012			Ongoing	No description provided

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Rent reform	Tenant contribution/rent as a set % of income with no deductions	Lincoln Housing Authority	Rent Calculations	Rent Reform 3	1999				Ongoing	A. Total Tenant Payment: Total Tenant Payment (TTP) is determined on 27% of gross income with no allowable deductions. B. Minimum Rent: All subsidized households are responsible to pay the owner a minimum of \$25.00 for tenant rent. The higher of the TTP minus the utility allowance or \$25.00 is used to determine the tenant rent to the owner. This requirement is waived if the head of household is disabled and has a current Social Security application pending. C. Calculation of Asset Income: For households with total assets for which the face value is equal to or greater than \$5,000, asset income will be based on a 2% rate multiplied by the face value. Verification requirements are modified to allow as first level of acceptable verification the household provided documents such as quarterly or end of year statements. For assets under \$5,000 in face value, first acceptable verification level is self-certification of face value and income. The income will be excluded if total assets are under \$5,000. D. Verifications: LHA will utilize Enterprise Income Verification (EIV) as the first level of acceptable verification. E. Other: LHA will not implement regulatory provisions related to Earned Income Disregard income exclusions, imputed welfare income, and student earned income exclusions for adults 22 and older. Also, LHA will not implement regulatory provisions to include Special Needs Trusts as an asset or income even if the Special Needs Trust is making regular payments on the behalf of the beneficiary.
Rent reform	Tenant contribution/rent as a set % of income with no deductions	Lincoln Housing Authority	Rent Burden (Rent Choice)	Rent Reform 4	2008	2008			Ongoing	The maximum initial rent for a family shall not exceed 50% of their monthly adjusted income at the time of approving tenancy and executing a HAP contract.
Rent reform	Tenant Contribution/Rent as a Set % of Income with No deductions	Lexington-Fayette Urban County Housing Authority	Rent Reform Controlled Study: No Rent Reduction Requests for 6 Months After Initial Occupancy for Bluegrass HOPEVI Public Housing Residents	2					Closed out	This activity restricted families at LHA's new construction Bluegrass HOPE VI self-sufficiency units from requesting a rent reduction for six months after their initial move-in date. The implementation of this activity made no discernable impact on the percentage of Bluegrass HOPE VI public housing families meeting the self-sufficiency requirement. Staff reported that many families simply waited for the sixmonth restriction to expire and then requested a rent reduction shortly thereafter.
Rent reform	Tenant Contribution/Rent as a Set % of Income with No deductions	Lexington-Fayette Urban County Housing Authority	Housing Choice Voucher Rent Reform Controlled Study – No Rent Reduction Requests for 6 Months After Initial Occupancy	4					Closed out	This activity restricted HCV households from requesting a rent reduction for six months after their effective move-in date. The implementation of this activity did not reduce the percentage of families requesting a rent reduction within 6 months of their effective move-in date. In fact, the percentage of families making such a request rose from 10% to 18% during FY2012 – FY2013. For those reasons, the LHA has decided to terminate this activity.
Rent reform	Tenant Contribution/Rent as a Set % of Income with No deductions	Fairfax County Redevelopment and Housing Authority	Design and Initiate a Rent Control Study	2014-6	2014				Not yet implemented	The FCRHA, in collaboration with George Mason University (GMU), originally designed an alternate rent strategy that will afford families an opportunity to pay less than 30% of their income in rent, build a savings account, and experience rent increases that are predictable and manageable. Coupled with more access to FCRHA staff and other county and nonprofit self-sufficiency resources, the FCRHA believed this strategy will more effectively support self-sufficiency than HUD's current rent calculation. Additionally, the FCRHA's partnership with two centers at George Mason University – the Center for Regional Analysis and the Center for Social Science Research – will ensure the FCRHA can implement this study while maintaining the agency's financial solvency, serving the same number of families, and accurately evaluating the impact of the rent reform efforts.
Rent reform	Tenant Contribution/Rent as a Set % of Income with No deductions	Louisville Metropolitan Housing Authority	Rents Set at 30% of Adjusted Income – Public Housing Program	33-2012	2012	2012		2014	Closed out	Proposed and implemented in the FY 2012 Plan, families receiving rental assistance under the Public Housing program will pay either 30% of their monthly adjusted income for rent, or the minimum rent established by the LMHA, whichever is higher.
Rent reform	Tenant Contribution/Rent as a Set % of Income with No deductions	Boulder Housing Partners	2014-2: Rent Reform for Public Housing Work-Able Families	2014-2	2014				Closed out	The rent for work-able families in public housing will be based on 26.5% of gross income with no adjustments or deductions to income.  At recertification, rent would be based on: 1. current gross income if it is stable and predictable, or 2. past 2 years of gross income (annualized) if income is not stable or no income is currently being reported
Rent reform	Tenant Contribution/Rent as a Set % of Income with No deductions	District of Columbia Housing Authority	2005-8: Modifications to Methods for Setting Total Tenant Payments and Determining HCV Market Rents and Promoting Deconcentration	8	2005	2005			Ongoing	No description provided
Rent reform	Tenant contribution/rent as set % of income	Vancouver Housing Authority	33% household share rent reform	2015-02	2015				Not yet implemented	This proposed activity is to increase the percentage of adjusted income used to calculate tenant rent and housing assistance from 30% to 33%. Under the HCV program 33% of the household's monthly adjusted income would be deducted from the lesser of the gross rent or the payment standard to determine the Housing Assistance Payment (HAP). Under Public Housing the Utility Allowance (UA) would be subtracted from 33% of the household's monthly adjusted income to determine tenant rent. VHA will also allow households to have a family share of up to 50% of the family's adjusted monthly income at initial occupancy.

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Rent reform	Tenant contricution/rent as a set % of income	Portage Metropolitan Housing Authority	Initial rent burden cap of 70% of adjusted monthly income	HCV-3	2014				Ongoing	PMHA utilizes a 70% initial rent burden cap for families that desire to expand their housing choices available to them in Portage County, enabling them to choose a greater portion of their income for the purposes of meeting housing expenses.
Rent reform	Tenant contricution/rent as a set % of income	Portage Metropolitan Housing Authority	Overall Percentage of Income Amounts for Rent Calculations	PH-6	2009	2013			Ongoing	PMHA uses a rent calculation that uses 26% of earned income, rather than the 30% rate applied to other income sources, in order to promote work activity and to account for both payroll taxes and the removal of an allowance for unreimbursed child care expenses.
Rent reform	Tiered rent \$ or %	San Diego Housing Commission	Public Housing: Flat rent elimination	2013-4	2013				Not yet implemented	Eliminate flat rents in public housing in order to facilitate the implementation of Path to Success for public housing residents. The activity utilizes waivers allowing SDHC to determine alternative rent policies within the public housing program.
Rent reform	Tiered rent \$ or %	Housing Authority of the City of New Haven	Rent Simplification	3.1	2007	2008			Ongoing	HANH's rent simplification activities include the following major elements: i. Multi-year recertification cycles ii. Simplified Rent Tiers that incorporates deductions.iii. Exceptional expense tiers iv. Minimum Rent of \$50. v. Transition to Avoid Hardships
Rent reform	Tiered rent \$ or %	Housing Authority of the County of San Bernardino	Streamlined Lease Assistance Program	22	2013				Not yet implemented	Through this activity, HACSB will develop a tiered subsidy/rent schedule, based on annual income, to calculate the total tent payment (TTP) for all non-elderly and non-disabled households participating in the Housing Choice Voucher and Affordable Housing (Public Housing) portfolios. For all elderly and disabled households, TTP will be based on a fixed percentage of the gross annual income that has been adjusted to account for deductions and allowances. If the percentage of annual income is more than the ceiling rent for Affordable Housing or contract rent for Housing Choice Voucher Program, then the lesser of the TTP or rent will be charged.
Rent reform	Tiered rent \$ or %	Housing Authority of the County of San Mateo	Tiered Subsidy Tables (TST)	2010-9	2010	2010			Ongoing	The TST, a subsidy table representing the first of its kind in the nation, gives HACSM the ability to inform the participant of the maximum dollar amount that HACSM will contribute to their housing costs at the time of voucher issuance. This is a 180° change from the current HCV rules that cannot determine the participant's subsidy portion until after a potential unit is secured and the contract rent and utility responsibilities are negotiated with the landlord/owner.
Rent reform	Tiered rent by \$ or %	Keene Housing	Stepped Subsidy Rent Reform	1999.04.C E	1999	2000			Ongoing	The Stepped Subsidy activity introduced a three (3) stepped subsidy structure for all work-able and interested elderly/disabled families. All households receiving assistance under Stepped Subsidy are required to participate in the Resident Self-Reliance Program.
Rent reform	Tiered Rent by \$ or %	Vancouver Housing Authority	Public Housing rent income based only, no flat rent option	1999-08	1999				Ongoing	VHA used authority under the MTW demonstration to not implement the flat rent option in Public Housing. The option of a flat rent rather than the income based one benefits higher income tenants, allowing them to use a resource that VHA believes should remain available for the lowest income applicants. VHA uses a ceiling rent and restricts tenants to the ceiling rent for one year. In this way the higher income tenant move on to other housing available in the community making the Public Housing unit with its deep subsidy available to new applicants.
Rent reform	Tiered Rent by \$ or %	Boulder Housing Partners	2014-1: Rent reform for Section 8 Work-Abled Families	2014-1	2014	2014			Ongoing	All families will be recertified and their rent will be calculated using the flat tiered rent system at the same time. The recertification will then take place every other year. The flat tiered rent system consists of 10 income tiers. A family's applicable income tier is determined by gross annual income and family size.
Rent reform	Tiered rent by \$ or %	Cambridge Housing Authority	2006-1: Rent Simplification Program (RSP)/Public Housing	2006-1	2006	2009			Ongoing	All interim recertifications will be eliminated with the exception of changes in family composition or status Under RSP, CHA implemented a tiered rent schedule. Residents' incomes fall into \$2,500 ranges and rent is set at 30% of the low end of each range (minus a utility allowance). Households with income in the lowest tier of the rent schedule are charged a minimum rent of \$50 for a twelve month period.
Rent Reform	Tiered rent by \$ or %	Philadelphia Housing Authority	2011-4: Scattered Site Income Tiering	2011-4	2011			2011	Closed out	No description provided
Rent reform, Occupancy policy	Work requirement, Alternate Income verification policy	Charlotte Housing Authority	2010-1 Rent Reform and Work Requirement	2010-1	2010	2010			Ongoing	CHA plans to modify the formula for calculating families' rent obligation to provide a strong financial incentive for residents to increase their earnings.  The annual recertification will include self certification for households with combined assets below \$5,000, or third party verification for assets over \$5,000. Traditional medical and childcare deductions are eliminated

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services		Housing Authority of the City of New Haven	Teacher in Residence	2.4	2015				Not yet implemented	Modeled on the Officer in Residence program already implemented through HUD approval, HANH proposes a new MTW initiative that would offer housing to teachers in exchange for the delivery of homework help and tutorial services for our youth. Teachers housed through HANH Believes will be called "Teachers in Residence" and the initiative will provide HANH youth with the necessary academic assistance so many of our youth need as well as help bridge an historical divide between educators and our families.
Resident services		Portage Metropolitan Housing Authority	PMHA to Operate Group Homes as Public Housing	PH-10	2009	2009			Ongoing	PMHA had, for many years, operated group homes as Public Housing. One was a home for persons with mental illness, and the other building was built to house and support persons with developmental disabilities. Both activities were HUD-approved long before Moving To Work, but concerns over their current eligibility forced PMHA to ask for MTW waivers to operate the programs as they had before.
resident services		Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2010-5 Assisting Over-Income Families Residing at HACSC-Owned Project-Based Voucher Properties						Ongoing	Families with income below the PBV limit but above the tax-credit limit will receive Section 8 voucher and relocation assistance.
Resident services	Alternate escrow policy	Tacoma Housing Authority	Modification of the Family Self Sufficiency Program	19	2013	2013			Ongoing	THA modified the way the FSS program handles the escrow payments. THA changed the escrow calculations to simplify the process and to provide clearer motivation and guidelines for participating families. THA has designed a savings calculation method under which families may qualify for one or more pay points. Pay points will be calculated and credited at the end of the FSS contract term and only if the family provides credible and verifiable documentation that show they qualify for each of the pay point credit types.
Resident services	Alternate escrow policy	Portage Metropolitan Housing Authority	Change the Allocation of Interest Earned for the Housing Choice Voucher Family Self Sufficiency Program	HCV-15	2014				Not yet implemented	PMHA will use interest earned on FSS program escrow accounts for the purposes of supplementing lease-up activities, rather than allocate those funds to the escrow accounts.
Resident Services	Alternate Escrow Policy (Self-sufficiency)	Vancouver Housing Authority	Escrow Accounts Capped at \$6000	2003-01	2003				Closed out	No description provided
Resident Services	Alternate Escrow Policy (Self-sufficiency)	Vancouver Housing Authority	All Households Eligible for Escrow Accounts	1999-05	1999				Closed out	No description provided
Resident services	Alternate FSS program	Alaska Housing Finance Corporation	Family Self-Sufficiency Program	2014-1d	2014				Ongoing	An expansion of AHFC's current FSS Program to other AHFC public housing and voucher locations not currently served. Preliminarily, AHFC plans to offer the FSS Program to any work-able family that wishes to participate. Because of the limited number of FSS staff and wide geographic dispersion of AHFC programs, FSS staff may follow families telephonically.
Resident services	Alternate FSS program	Vancouver Housing Authority	Community Involvement and Educational Opportunity	2010-01	2010	2010			Closed out	This activity requires that work-able adults in the Housing Choice Voucher program perform community service or self-sufficiency activities if they are not working at least 25 hours per week or already enrolled in a self-sufficiency program. Together with the existing requirement for Public Housing residents, this provides an opportunity for new experience, personal growth and self-enrichment for all recipients of subsidized housing through VHA who are able to, but not currently, working.
Resident services	Alternate FSS program	Vancouver Housing Authority	FSS Absorbed into MTW Self-Sufficiency Program	1999-04	1999				Closed out	No description provided
Resident services	Alternate FSS program	Seattle Housing Authority	Family Self-Sufficiency Program	2	1999				Not yet implemented	Seattle Housing Authority's Family Self-Sufficiency (FSS) Program supports residents with services and financial incentives that help them to pursue self sufficiency in multiple arenas, including employment, education, and moves to market-rate housing. MTW strategies have been designed to help the Family Self-Sufficiency Program expand its impact by partnering with other agencies, providing incentives for participation, and using local selection criteria, contract terms, and escrow calculation methods.
Resident services	Alternate FSS program	San Diego Housing Commission	Transitional Subsidy Program for Homeless Veterans	2014-1	2014	2014			Ongoing	Using Broader Uses of Funds Authority, SDHC partners with Veteran's Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. SDHC provides the housing subsidy while VVSD provides the supportive services. Update: No change in the status of the activity.
Resident services	Alternate FSS program	San Diego Housing Commission	Enhance Family Self-Sufficiency Program	2011-9	2011	2010		2014	Closed out	In the event the head of household is unable to enroll in the FSS program (such as due to a disability), an adult household member may enroll in the program as the sole participant
Resident services	Alternate FSS program	Housing Authority of Portland	GOALS - Home Forward's self-sufficiency program	02	2014	2014			Ongoing	In our FY2014 Plan, Home Forward proposed an activity to align existing self-sufficiency programs into one consolidated program, which we refer to as the GOALS (Greater Opportunities to Advance, Learn and Succeed) program. This program is tailored to meet the needs of our community and be efficient for staff to administer. GOALS program requirements are the same regardless of funding source, program or property, with a few minor exceptions for site-based programs.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services	Alternate FSS Program	Housing Authority of the City of New Haven	Family Self-Sufficiency (FSS) Program	2.1	2007	2007			Ongoing	HANH's FSS program provides intensive counseling and case management services to help participant families achieve their self-sufficiency goals, according to each family's needs. Adding new services has allowed HANH to provide much needed support to a larger number of LIPH and Section 8 residents. Service referrals focus on remedial education, literacy classes, GED preparation, vocational and financial management, job skills/employability, etc. Further HANH has invested in Computer/Learning Labs which offer services that assist families in their move toward self-sufficiency.
Resident services	Alternate FSS program	Housing Authority of the City of Reno	Expanded self-sufficiency activities	2014-4	2014	2014			Ongoing	RHA made the FSS Lite program, which does not include an escrow account, mandatory for Public Housing tenants who are not completing their Community Service hours. FSS Lite is also available to Mobility and Rent Reform clients. RHA has combined Public Housing and HCV FSS to streamline service delivery. 21 families have been assisted through the FSS Lite program.
Resident services	Alternate FSS program	Housing Authority of the County of San Bernardino	Local FSS Program	19	2011	2012			Ongoing	HACSB has developed a pilot local FSS (Family Self-sufficiency) program to help families in their self-sufficiency efforts. Using our MTW flexibility, at the end of their FSS contract, program participants will only be eligible to receive the remaining balance if they voluntarily terminate their assistance from the Housing Choice Voucher or Affordable Housing program due to self-sufficiency efforts.
Resident services	Alternate FSS program	King County Housing Authority	FSS Program Modifications	2008-3	2008				Not yet implemented	Explore possible changes to increase incentives for resident participation and income growth, and decrease costs of program management.
Resident services	Alternate FSS program	Oakland Housing Authority	Redesign FSS Program	10-08	2010	2011			Ongoing	Redesigns the FSS Program to incorporate best practices in the industry and encourage partnerships with community based programs and initiatives.
Resident services	Alternate FSS Program	Minneapolis Public Housing Authority	2009-5: Implement a New Public Housing Family Self-Sufficiency Program	2009-5	2009	2009		2012	Closed out	Family Self-Sufficiency (FSS) program targeted for families who seek to become home owners.
Resident Services	Alternate FSS Program	Boulder Housing Partners	2014-5: Changes in mobility options for the Woodlands Family Self-Sufficiency Program	2014-5	2014	2014			Ongoing	The main objective of this activity is to facilitate and encourage families participating in the Family Self-Sufficiency (FSS) Program at Woodlands to move through BHP's housing continuum.
Resident Services	Alternate FSS Program	Cambridge Housing Authority	2013-1: Financial Stability and Savings Plus (FSS+)	2013.01	2013	2013			Ongoing	CHA has partnered with Compass Working Capital to provide financial education workshops for participants on a monthly basis. In addition, participants in the FSS+ program work with a financial coach to outline and work towards short- and long- term goals necessary to achieve their desired financial aspirations.
Resident Services	Alternate FSS Program	Housing Authority of Baltimore City	2006-1H. Family Self Sufficiency	2006-1H	2006	2006			On hold	HABC established a combined Public Housing and HCV Family Self Sufficiency program; HABC has reverted back to the traditional FSS program and does not need MTW authority to implement.
Resident services	Alternate FSS program; alternate escrow policy	San Diego Housing Commission	FAMILY SELF-SUFFICIENCY REINVENTION (RE-PROPOSED)	2013-2	2013				Not yet implemented	SDHC seeks MTW flexibility to modify the current Family Self-Sufficiency (FSS) Program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Additionally, non-heads of households will be allowed to participate in the program regardless of the participation of the head of household. Changes to the program and contract will be made to increase program accessibility and participant engagement.
Resident services	Establishment of partnerships	Keene Housing	Transitional Housing Assistance Shelter Program (THASP) (Formerly Shelter Housing Assistance Coupon)	1999.06.HC	1999	2000			Ongoing	Keene Housing began providing shallow subsidies to local service provider partners for shelter and transitional housing as part of its original MTW agreement. The program focuses on homeless and hard-to-house populations by working together with local service providers who provide both shelter and case management to help homeless individuals find stable housing.
Resident services	Establishment of partnerships	Lexington-Fayette Urban County Housing Authority	Local, Non-Traditional Use of MTW Funds for Special Partners	12					Ongoing	The Authority currently provides monthly rental subsidy of \$123,296 to eight (8) special partners who have agreed to house and provide wraparound social services to a minimum of 355 families with special needs. These agencies serve individuals with mental illness and/or substance abuse issues; individuals recently released from prison or jail; families in need of financial literacy, credit management, and homeownership resources; single parents enrolled full-time in higher education; and homeless individuals and families.
Resident services	Establishment of partnerships	Tacoma Housing Authority	MTW Seed Grants	20	2013	2013			Ongoing	THA proposed this activity so if needed the agency could provide seed grants to partner service agencies to increase capacity to serve THA households. The grants would be specific to helping work-able households increase earned income and become self-sufficient.
Resident services	Establishment of partnerships	Seattle Housing Authority	Related Nonprofits	14	2004			2013	Closed out	Seattle Housing Authority never implemented this activity, which would have allowed the agency to enter into contracts with related nonprofits. Seattle Housing Authority determined that existing partnership structures were adequate without needing additional MTW authority.
Resident services	Establishment of partnerships	Housing Authority of the City of Reno	Partner with local nonprofit to provide special needs housing	2014-8	2014	2014			Ongoing	RHA is providing project-based voucher units to Committee to Aid Abused Women (CAAW) participants. These PBVs are for two years and CAAW provides supportive services. An agreement with the CAAW is in place and one of their clients has moved in to an RHA unit. This year, RHA will be working with Silver Sage Manor and the City of Reno to provide Project-Based Vouchers for five units at the NSP3 property at 425 Moran Street. RHA anticipates having other possible partnerships.



Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services	Establishment of partnerships	Chicago Housing Authority	2008-1: Office of the Ombudsman	2008-01	2008	2008			Ongoing	CHA established the Office of the Ombudsman: The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed income communities
Resident Services	Establishment of Partnerships	Cambridge Housing Authority	2013-2: Work Force Success Initiative - Matched Savings Component	2013-2	2013	2014		2014	Closed out	CHA has opened a dialogue with the Corporation for Enterprise Development (CFED), among others, to explore potential collaboration on an Independent Development Account (IDA) program for Work Force students
Resident Services	Establishment of Partnerships	Charlotte Housing Authority	2009-6 Youth Initiatives	2009-6	2009	2009			Ongoing	CHA was approved to establish a Cooperative Agreement to Form Partnerships with Communities In School (CIS), Charlotte-Mecklenburg Schools (CMS), Partners in Out of School Time (POST), and the Charlotte Housing Authority Scholarship Fund (CHASF) in order to connect CHA participants to programs and services that address truancy, post-secondary education preparation, and academic performance improvement.
Resident Services	Establishment of partnerships, local non-traditional program (Service Provision)	Minneapolis Public Housing Authority	2011-2: Soft Subsidy Initiative that Increases Housing and Promotes Self-Sufficiency	2011-2	2011	2013			Ongoing	MPHA entered into an agreement with Alliance Community Housing with set subsidies that are structured to make work more attractive as well as intense case management
Resident services	Local non-traditional program (resident services)	Tacoma Housing Authority	Special Purpose Housing:	14	2012				Not yet implemented	The activity was meant to utilize public housing units to provide special purpose housing, and improve quality of services or features for targeted populations. In partnership with agencies that provide social services, THA would make affordable housing available to households that would not be admitted to traditional public housing units. With this program, THA would sign a lease with partner agencies to use public housing units both for service-enriched transitional/short-term housing and for office space for community activities and service delivery. The ability to designate public housing units for specific purposes and populations allows units to target populations with specific service and housing needs and specific purposes, such as homeless teens and young adults.
Resident services	Local Non-traditional program (resident services), Establishment of Partnerships	King County Housing Authority	Resident Opportunity Plan (ROP)	2007-18	2007	2009			Ongoing	The program's goal is to advance families toward self-sufficiency through the provision of case management, supportive services and program incentives, leading to positive transition from Public Housing or Section 8 into private market rental housing or home ownership. The ROP seeks gains in resident education, job skills, employment, and income. The five-year pilot program is being implemented in collaboration with community partners.
Resident services	Local non-traditional program (service provision)	Keene Housing	Keene Housing Kids Collaborative (KHKC)	2014.04.SS	2014	2014			Ongoing	For many years Keene Housing operated a relatively small after school and summer program for children living in KH's Forest View and North and Gilsum properties, Building Bridges. Even with a small budget, relatively simple curriculum, and small staff the kids who participating in Building Bridges flourish. Through the Use of Funds authority provided through MTW, Keene Housing created a 501(c)(3) non-profit organization in 2014 that offers wrap-around services to all children living in KH- and KH- affiliate owned and managed properties (all of whom are below 80% AMI), not just those living in units supported through KH's MTW PBV and HCV programs
Resident services	Local non-traditional program (service provision)	Alaska Housing Finance Corporation	Prisoner Re-Entry	2010-9	2010				Ongoing	Develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system. HAP payments are made with HOME Investment Partnership funds. The purpose of this activity is to assist with the reduction of recidivism due to prisoner homelessness upon release from incarceration.
Resident services	Local non-traditional program (service provision)	Alaska Housing Finance Corporation	Live-In Aides	2010-8	2010				Closed out	Restructure the live-in aide program to coordinate with the state-funded agencies that provide most of the live-in aides for low-income Alaskans.
Resident services	Local non-traditional program (service provision)	Vancouver Housing Authority	Second Step Transitional Housing Program	2014-04	2014				Ongoing	The Second Step Transitional Housing Program is a program for homeless individuals and families with income below 30% of the Area Median Income (AMI). The program has successfully operated for a number of years with funding from a HUD Continuum of Care grant. Unfortunately that grant will no longer be available for this program so the VHA plans to utilize our ability under the Second Amendment to our MTW Agreement to take on continued funding of this valuable community resource. VHA plans to initially fund the program \$90,000 for one year. Subsequent funding will depend on program performance, VHA budget consideration and MTW status.
Resident services	Local non-traditional program (service provision)	Vancouver Housing Authority	Community Supported Self Reliance	2012-01	2012				Ongoing	Community Supported Self Reliance (CSSR) is a pilot project where housing assistance along with intensive wrap around services are made available through partnering agencies to very-low income clients with multiple barriers to self-reliance. Up to 16 participants are provided a Housing Choice Voucher with a timelimit of five and a half years (66 months). In addition to the regular HCV program obligations, participants are required to actively participate in their approved self-reliance plans developed with their assigned case manager from a partnering agency; failure to do so results in expulsion from the program.
Resident services	Local non-traditional program (service provision)	Vancouver Housing Authority	Skyline Crest Campus of Learners	2010-02	2010				Ongoing	The Skyline Crest Campus of Learners is a partnership between VHA and the residents of Skyline Crest; VHA's largest Public Housing Property. VHA provides children and young adults' resources and activities through the community center and families develop and commit to success plans centered on their child's school attendance and community involvement.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services	Local non-traditional program (service provision)	Tacoma Housing Authority	Local Asset Building Activity	21	2014	2014			Ongoing	THA partnered with the Bill and Melinda Gates Foundation (BMGF) to create a program to encourage and support student success. THA used the BMGF funding to support planning and development of the Scholar Incentive Program. The incentive program is aimed at improving academic achievement, graduation rates and college preparation and enrollment. The program identifies a series of pay points for engaging in specific activities tied to academic success, or achieving specific academic outcomes. These activities and achievements help students succeed in school, graduate with a 2.0 or higher grade point average, and take necessary college preparatory coursework. In turn, these achievements help qualify students for use of Washington State's College Bound Scholarship.
Resident services	Local non-traditional program (service provision)	Seattle Housing Authority	Self-Sufficiency Assessment and Plan	#21.A.01	2015				Not yet implemented	developing a new program known as the Workforce Opportunity System pilot. The goal of this program is to connect current and wait-listed households with education, employment, and financial literacy services. Using MTW authority, Seattle Housing Authority may make it mandatory for work-able adults to participate in the pilot program in order to develop a self-sufficiency assessment and plan. In 2015 Seattle Housing Authority will pilot this approach with approximately 330 participants, currently targeted to include work-able adults entering Seattle Housing Authority's public housing and (MTW) voucher programs, and work-able adults in households requesting an interim recertification due to a decrease in income. The target population may evolve based on information received during planning or pilot implementation.
Resident services	Local non-traditional program (service provision)	Seattle Housing Authority	Short-term Assistance	18	2013	2013			Ongoing	These new programs will help households both access and retain housing through one-time or temporary assistance such as rent, deposits, arrears, utility assistance, moving and relocation costs, and temporary housing as needed. Short-term assistance is paired with targeted services when needed, including connections to employment, childcare services, and domestic violence counseling. Seattle Housing Authority is also entering into an inter-agency transfer agreement to ensure continued access to stable and safe housing for households that need to move to another jurisdiction due to domestic violence and will assist clients who need to move out of Seattle Housing Authority's jurisdiction as well as those moving into the local area from a MTW partner agency
Resident services	Local non-traditional program (service provision)	San Antonio Housing Authority	Promote Education through Partnerships	FY2011-1a					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.
Resident services	Local non-traditional program (service provision)	San Antonio Housing Authority	Pilot Child Care Program	FY2011-1b					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The pilot childcare training program ended in the fall of 2011. While the program did have some success in FY2011 in assisting 10 residents in their completion of child care training and certification, there was not enough support for the program to continue.
Resident services	Local non-traditional program (service provision)	San Antonio Housing Authority	Holistic Case Management	FY2011-1c					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.
Resident services	Local Non-Traditional Program (Service Provision)	Housing Authority of Champaign County	Emergency Family Shelter Program	2015-1	2015				Not yet implemented	Champaign County currently has no emergency shelter program for homeless families with children. Over the past two winters, United Way and the Champaign County Continuum of Care for the Homeless have operated a family shelter demonstration using hotel rooms while searching for a permanent location to serve homeless families with children. At the request of the Continuum, HACC has partnered with the Continuum and United Way to develop and implement an Emergency Family Shelter Program at Urban Park Place.
Resident services	Local Non-Traditional Program (Service Provision)	King County Housing Authority	Develop a Sponsor-Based Housing Program	2007-6	2007	2007			Ongoing	KCHA uses MTW block grant proceeds to provide housing funds directly to service provider partners. In turn, these service providers use the funds to secure private market rentals that are then subleased to program participants.
Resident services	Local Non-Traditional Program (Service Provision)	King County Housing Authority	Supportive Housing for High-Need Homeless Families	2010-1	2010				Not yet implemented	Develop a demonstration program for up to 20 households in a project-based FUP-like environment.
Resident services	Local Non-Traditional Program (Service Provision)	King County Housing Authority	Supplemental Support for the Highline Community Healthy Homes Project	2012-4	2012	2012		2012	Closed out	This initiative provided supplemental financial support to low-income families not otherwise qualified for the Healthy Homes project but who required assistance to avoid loss of affordable housing.
Resident services	Local Non-Traditional Program (Service Provision)	King County Housing Authority	Redesign the Sound Families Program	2011-2	2011	2011		2014	Closed out	Developed an alternative model to the Sound Families program through the combination of HCV funds with DSHS funds. The goal was to continue the support of at-risk, homeless households in a FUP-like model after the completion of the Sound Families demonstration (subsection in part D not specified)
Resident services	Local Non-Traditional Program (Service Provision)	Lawrence-Douglas County Housing Authority	Provide financial assistance for vehicle repair	11-1	2011	2011		2015	Closed out	Provide up to \$500 per household for vehicle repair to assist MTW households with children to obtain or retain employment, employment training, or attend post secondary education.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services	Local Non-Traditional Program (Service Provision)	Lawrence-Douglas County Housing Authority	Partner with Douglas County Housing Incorporated (DCHI), to create the Full Circle youth program.	11-2	2011	2011		2015	Closed out	Use DCHI, an affiliated nonprofit, to pursue private and public foundation grant funding that is restricted to nonprofit organizations in order to expand program opportunities and activities for LDCHA youth, particularly the children of parents participating in the MTW program. The Full Circle youth program provides yearround social, educational, health and recreational opportunities for youth.
Resident services	Local Non-Traditional Program (Service Provision)	Lawrence-Douglas County Housing Authority	Expand employment related services to MTW households	10-2	2010	2009		2015	Closed out	Provide funding for technical training, education, certifications, employment counseling and childcare services to permit heads of household to seek, obtain and retain employment. This Activity is designed to reduce the barriers to employment and underemployment, to maximize a household's potential for securing long-term employment.
Resident services	Local Non-Traditional Program (Service Provision)	Lawrence-Douglas County Housing Authority	Expand case management services to MTW households.	09-3	2009	2009		2013	Closed out	Provide case management for households below 40% AMI to reduce barriers to employment and underemployment to maximize household's potential for securing longterm employment.
Resident services	Local Non-Traditional Program (Service Provision)	Lawrence-Douglas County Housing Authority	Homeless to Housed	09-7	2009	2009		2015	Closed out	Provide housing stabilization case management for recently homeless individuals who are housed in the LDCHA's Transitional Housing (TH) program and the Jail Re-Entry (JRE) program.
Resident services	Local Non-Traditional Program (Service Provision)	Lincoln Housing Authority	RentWise Tenant Education	Initiative 7	2012	2012			Ongoing	Lincoln Housing Authority is using combined MTW funds to support Nebraska RentWise, a tenant education program. Using certified trainers, RentWise teaches the knowledge and skills to be a successful renter and the issues that lead to problems for tenants. RentWise teaches participants how to secure and maintain safe and affordable rental housing. The six-module program is offered at no cost to participants and covers topics such as how to take care of and maintain the rental unit; how to improve communication and reduce conflict between tenants and landlords; how to improve the rental experience, manage money, and information on legal rights and responsibilities. The 12 hour curriculum uses lectures, workbooks, worksheets, demonstrations, and question & answer formats.
Resident services	Local Non-Traditional Program (Service Provision)	Lincoln Housing Authority	Resident Services Program	Initiative 8	2012	2012			Ongoing	The resident services program provides outreach, case management, service coordination, and supportive services to tenants who are frail elderly or disabled and residing at Crossroads House apartments. Through an interlocal agreement, the program is operated by the Lincoln Area Agency on Aging (LAAA). This activity serves only households under 80% AMI and is related to the MTW objective of increasing housing choices for low-income families by providing a supportive services program which will allow residents to remain independent and prevent premature or unnecessary placement in assisted living facilities or nursing homes.
Resident services	Local Non-Traditional Program (Service Provision)	Massachusetts Department of Housing and Community Development	Youth Transitions to Success	2011-5	2011				Ongoing	DHCD has designed and implemented a time-limited pilot program to provide continued support to and build upon the successes of youth currently participating in its Family Unification Program Aging Out of Foster care program that are facing the current 18 month expiration date. Designed similarly to the current stipend program, DHCD currently administers in MBHPs region, this initiative will provide a shallow short-term and time-limited subsidy, supportive services funds for education, training and employment related expenses, an escrow account and case management
Resident services	Local Non-Traditional Program (Service Provision)	Oakland Housing Authority	Specialized Housing Programs	10-01	2010	2010			Ongoing	Increases allocation of resources to the MOMS program to improve outcomes and enhance program coordination. MOMS program is operated in partnership with the Alameda County Sheriff's Department.
Resident services	Local Non-Traditional Program (Service Provision)	Oakland Housing Authority	Disposition Relocation and Counseling Services	10-07	2010	2010			Ongoing	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.
Resident Services	Local Non-Traditional Program (Service Provision)	Minneapolis Public Housing Authority	Shelter to Housing Initiative	2015-1	2015				Not yet implemented	Homelessness: Specialized housing program for families coming out of Homeless Shelters that offers housing for no more than five years along with individualized service plans
Resident Services	Local Non-Traditional Program (Service Provision)	Minneapolis Public Housing Authority	2013-1: MPHA Hennepin County Interim Housing Demonstration Initiative	2013-1	2013	2014			Ongoing	Transitional Housing with Supportive Services: demonstration program to allow MPHA to utilize up to eight public housing units for low income individuals who are in need of transitional housing for brief periods
Resident services	Local Non-Traditional Program (Service Provision)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2009-5 Exploring New Housing Opportunities for the Chronically Homeless	2009-5	2009	2011			Ongoing	Local case management program provides appropriate case management services to identified chronically homeless families who are not on the voucher waiting list.
Resident services	Local Non-Traditional Program (Service Provision)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2012-5: Expand Tenant Services at HACSC- or Affiliate-Owned Affordable Housing Properties		2012	2012			Ongoing	This initiative allows HACSC to use its broader use of funds authority to expand its provision of programs and services for tenants living in HACSC- or affiliate-owned non-Section 8/9 affordable rental properties.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services	Local Non-Traditional Program (Service Provision)	Housing Authority of the County of Santa Clara / Housing Authority of the City of San Jose	2014-1: Focused Forward Program						Not yet implemented	Focus Forward, a pilot program, will provide ongoing participation incentives in the form of rent portion reductions or a monthly payment for participants throughout the duration of their Focus Forward contract.
Resident Services	Local Non-Traditional Program (Service Provision)	Chicago Housing Authority	2014-4: CHA Re-Entry Pilot Program	2014-4	2014	2015			Not yet implemented	Re-entry Pilot Program for up to 50 eligible participants who are: 1) reuniting with a qualifying family member currently living in CHA traditional public housing (excluding mixed income sites) or participating in CHA's HCV Program, or 2) on a CHA wait list and meeting eligibility requirements for the program when they are called for screening (in the existing wait list order).
Resident Services	Local Non-Traditional Program (Service Provision)	Chicago Housing Authority	2013-1: All Clear Utility Debt Assistance Program	2013-01	2013	2013		2014	Closed out	All Clear, a program through ComEd, helps eligible residents clear utility debt so they can be current with their utility bills after receiving assistance.
Resident Services	Local Non-Traditional Program (Service Provision)	Boulder Housing Partners	2013-3: Local Voucher Program in Partnership with Safehouse Progressive Alliance for Nonviolence	2013-3	2013	2013			Ongoing	This initiative provides dedicated housing to victims of domestic violence with the support of the Safehouse Progressive Alliance for Nonviolence (SPAN)
Resident Services	Local Non-Traditional Program (Service Provision)	Cambridge Housing Authority	2008-3/3A/3B: Sponsor-based Voucher Program	2008-3/3A/3B	2008	2008			Ongoing	CHA's Sponsor-Based Program is composed of three programs (Hard to House [2008-3], Pathways to Permanent Housing - Transition House [2008-3A], and Pathways to Permanent Housing - Heading Home [2008-3B]) that include either the provision of housing only or a combination of housing and supportive services. The majority of housing is established through non-profit partners receiving sponsor-based vouchers
Resident Services	Local non-traditional program (service provision)	Cambridge Housing Authority	2011-1: Career Family Opportunity Program (CFO)	2011-1	2011	2011		2014	Closed out	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	Housing Authority of Baltimore City	2015-22: The Front Door Program	2015-22	2015				Not yet implemented	HABC will partner with the Mayor's Office of Human Services/Homeless Services Program, Sarah's Hope (a shelter for the homeless); and St. Vincent De Paul and will provide MTW Block Grant funds to the Front Door Program that will rapidly house 36 homeless families for up to one year using two distinct strategies: Once placed in housing, families receive medium term rental assistance combined with intensive case management services
Resident Services	Local Non-Traditional Program (Service Provision)	Housing Authority of Baltimore City	2010-2H: Gilmor Self Sufficiency Initiative	2010-2H	2010	2010			On hold	This activity establishes rent policies designed to encourage savings and by providing intensive supportive services to assist residents in removing obstacles to employment
Resident Services	Local Non-Traditional Program (Service Provision)	Housing Authority of Baltimore City	2013-6H: Journey Home	2013-6H	2013	2013			On hold	Associated Catholic Charities (ACC) provides job readiness and placement services to families from the Weinberg Housing Resource Center (a housing shelter).
Resident Services	Local Non-Traditional Program (Service Provision)	Charlotte Housing Authority	2008-1 Good Neighbor Training	2008-1	2008	2008			Ongoing	Participants learn more about being "Good Neighbors" by focusing on topics such as building codes and standards, property maintenance, basic zoning regulations, home maintenance, neighborhood involvement, school and amenities locations, and conflict resolution.
Resident Services	Local Non-Traditional Program (Service Provision)	Charlotte Housing Authority	2009-5 Moving Forward Supportive Services	2009-5	2009	2009			Ongoing	CHA provides self-sufficiency programming to three conventional public housing sites: (Cedar Knoll, Leafcrest, and Tarlton Hills- Group 2) that were previously being served by an outside case management agency
Resident Services	Local Non-Traditional Program (Service Provision)	Delaware State Housing Authority	2000-B2: MTW Case Management Services	2000 B2	2000	2000			Ongoing	This initiative requires all MTW participants) continuously participate in case management and are offered services and/or resource referrals including job training and placement services, computer experience, financial literacy classes and transportation stipends.
Resident Services	Local Non-Traditional Program (Service Provision)	Delaware State Housing Authority	2000-B3: Removal of Barriers to Self-Sufficiency	2000 B3	2000	2000			Ongoing	Enhance the standard of living for residents participating in MTW by assisting residents in the removal of barriers to self-sufficiency (obtain employment, driver's license, purchase vehicle, coordinate child care, obtain GED, enroll for college courses, expunge criminal record, clear credit history).
Resident Services	Local Non-Traditional Program (Service Provision)	District of Columbia Housing Authority	2012-20: Enhance Neighborhood Services within Public Housing Communities	20	2012	2012			Ongoing	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	District of Columbia Housing Authority	Family Stabilization through Housing and Education Demonstration	27	2013	2014			Ongoing	No description provided

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident Services	Local Non-Traditional Program (Service Provision)	District of Columbia Housing Authority	2005-10: Supporting Grandfamilies	10	2005		2005		On hold	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	District of Columbia Housing Authority	2004: Special Occupancy for Service Providers	2.4.04	2004			2005	Closed out	This initiative houses local service providers on DCHA properties
Resident Services	Local Non-Traditional Program (Service Provision)	District of Columbia Housing Authority	2004: Voluntary Resident Community Service	3.1.04	2004			2004	Closed out	This initiative adopts the Neighbor to Neighbor policy designed to provide incentives for voluntary community service.
Resident Services	Local Non-Traditional Program (Service Provision)	District of Columbia Housing Authority	2004: Resident Satisfaction Assessment	3.2.04	2004	2004		2004	Closed out	This initiative administers resident satisfaction assessment to help in shaping the Agency's programs and making key decisions
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2015-1: Second Chance Initiative	2015-1	2015				Not yet implemented	The STAR Program works in conjunction with Federal Probation and Parole, to offer ex-offenders an opportunity to reduce their parole period by one year through participation in the Re-Entry Program.
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2004-2: Service-Enriched Housing for Seniors and People with Disabilities	2004-2	2004	2010			Ongoing	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2009-1: Assisted Living	2009-1	2009			2011	Closed out	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2009-2: Home Care Services	2009-2	2009			2011	Closed out	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2007-1: Transitional Housing Facilities	2007-1	2007			2013	Closed out	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2007-2: LIFE Program	2007-2	2007			2013	Closed out	No description provided
Resident Services	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2005-1: Comprehensive Resident Self Sufficiency Services	2005-1	2005			2014	Closed out	No description provided
Resident services	Local non-traditional programs (Service Provision)	Seattle Housing Authority	Special Purpose Housing	8	1999	1999			Ongoing	Seattle Housing Authority utilizes public housing units to provide special purpose housing and to improve quality of services or features for targeted populations and other residents...With this program Seattle Housing Authority and partner agencies use residential units for service-enriched transitional/short-term housing, for office space for community activities and service delivery, and for management uses tied to MTW goals.
Resident services	Local non-traditional programs (Service Provision)	Chicago Housing Authority	2011-1: Choose to Own Homeownership Program for Public Housing and HCV	2011-01	2011	2011			Ongoing	CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents. Public housing residents who meet program criteria are now also eligible to participate in the CTO program in addition to current HCV participants.
Resident services	Modified escrow policy	Vancouver Housing Authority	Modified FSS Escrow Calculation	2014-01	2014				Ongoing	This activity modifies the way escrow is calculated in the Section 8 Family Self-Sufficiency Program (FSS). VHA's method under MTW has two parts. The first part is a monthly deposit to a participants escrow account when they have increased earned income that results in a Total Tenant Payment (TTP) over the baseline set when they join FSS. However the baseline is a fixed amount set at \$450 for all new participants regardless of their income rather than the conventional practice of setting it at the TTP of their most recent eligibility reexamination prior to their admission to FSS. The second part is that VHA pays a specific amount to a participant's escrow account based on specific achievements.

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident services	Modified FSS program; alternate escrow policy	Massachusetts Department of Housing and Community Development	Family Self Sufficiency Program Enhancements	2012-5	2012				Ongoing	DHCD uses MTW funds to enhance the existing Family Self-Sufficiency (FSS) Program. These new features will encourage participation and successful completion of the program: o Provide escrow funds for clients who would otherwise be ineligible for the escrow component of the FSS due to their level of earned income at the time they join the program; o Establish a discretionary fund to assist FSS participants with short term assistance in order to enable household members to participate in employment or educational activities (i.e., funding for car insurance or child care, etc.); o Set aside funding to reward families who choose to delay full-time employment in order to pursue education and/or training which will better prepare them to attain long-term self-sufficiency than immediate entry into the work force; o Establish goal-specific incentive payments to be awarded when a family attains an established goal (i.e., completion of a GED, successful completion of a semester of college courses, etc.).
Resident services	Other resident services initiative	Alaska Housing Finance Corporation	Use of HCV Program for Persons with Disabilities	2010-10	2010				Not yet implemented	Exploration of alternate methods of providing housing assistance for persons with disabilities. Currently, AHFC offers the following voucher types using its MTW Block Grant. These are largely carryovers from earlier HUD voucher offerings. · Anchorage reserves 20 vouchers for Chronically Mentally Ill (ACMI) individuals referred through Anchorage Community Mental Health Services. · Statewide, 96 vouchers (DIS-SW) are reserved for persons with disabilities. This is a set aside of MTW vouchers for this population. · Statewide, AHFC had reserved 20 vouchers for persons with qualified Medicaid waivers. This waiting list was recently closed in anticipation of a new statewide waiting list initiative.
Resident services	Other resident services initiative	Alaska Housing Finance Corporation	Youth Aging Out of Foster Care	2013-1	2013	2012			Ongoing	A time-limited (36 months), tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the State of Alaska Department of Health and Social Services. These referrals are eligible for three years of rental assistance.
Resident services	Other resident services initiative	Alaska Housing Finance Corporation	Empowering Choice Housing Program (ECHP)	2013-2	2013	2012			Ongoing	In partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), a set aside of MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This is a time-limited (36 month) program for families referred directly from the ANDVSA member agency
Resident Services	Other resident services initiative	Alaska Housing Finance Corporation	Project-Based Voucher Assistance in Transitional Housing	2010-11	2010				On hold	Project-base vouchers for no longer than 24 months in transitional housing that serves homeless populations.
Resident Services	Other resident services initiative	Alaska Housing Finance Corporation	Establish a Sponsor-Based Rental Assistance Program	2011-4	2011				Closed out	Serve additional families through a program that mirrors the Voucher Program with savings from HAP efficiencies.
Resident services	Other resident services initiative	Vancouver Housing Authority	Shelter and Transitional Housing Facilities Support	2013-03	2013				Not yet implemented	This activity is to use funding received under MTW for a pilot subsidy program in partnership with local agencies operating shelter or transitional housing programs. VHA will provide funds for improvements to the facilities that are required to maintain or expand transitional housing and shelter space for homeless lowincome households.
Resident services	Other resident services initiative	Vancouver Housing Authority	Health Advocate Training Program	2013-05	2013	2013			Closed out	This is a part of a training program to be made available to up to 12 current HCV or Public Housing residents. Selected residents receive 6-month on-the-job training to become a Health Advocate. A Health Advocate is a new class of health worker that functions as a health navigator, community worker and health coach combined.
Resident services	Other resident services initiative	Vancouver Housing Authority	Asset Based Initiative (IDA)	2009-04	2009				Closed out	No description provided
Resident services	Other resident services initiative	Tacoma Housing Authority	Local Security and Utility Deposit Program:	24	2014				Not yet implemented	The activity proposed to start a security deposit and utility deposit assistance program that would be open to all THA applicants/residents who are in need of assistance in order to move into a unit. THA realizes it is very difficult when a households name comes to the top of a waitlist and the applicant does not have the resources to pay the security deposit. This program will ensure that families in need can afford to move into the unit when their name is called and will reduce the number of unit turnovers THA receives.
Resident services	Other resident services initiative	San Diego Housing Commission	Achievement Academy of the San Diego Housing Commission	2009-1	2009	2010		2011	Closed out	The SDHC Achievement Academy, formerly known as the Economic Development Academy, offers a broad range of one-on-one services and workshops geared toward workforce preparation, financial literacy, and homeownership education.
Resident services	Other resident services initiative	San Antonio Housing Authority	Resident Ambassador Program	FY2011-1d					Closed out	This activity was originally approved as part of the FY2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.

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Resident services	Other resident services initiative	Housing Authority of the City of New Haven	LIPH Income Targeting	?	2008		FY2012		On hold	Implementation of the marketing initiatives for Higher Income Eligible families began during FY09 with the development of marketing materials. Outreach will continue during FY11. Additionally the re-entry pilot implementation was delayed, during FY2010 the policies and procedures were established and revisions to the Admission and Continued Occupancy Policies were implemented and now during FY2011 we expect to bring the initial residents into the program.
Resident services	Other resident services initiative	Housing Authority of the City of Reno	Required Savings Plan for Earned Income Disallowance (EID) PH clients	2015-4	2015				Not yet implemented	RHA will require that EID PH clients take part in a savings plan through the Financial Guidance Center (FGC). EID PH clients often have issues once the EID period runs out because they have not learned how to effectively manage their money. Requiring participation in a savings program will help them think more about where their money is going and hopefully allow them to plan for the end of the EID period more effectively. This will only be applied to new EID participants.
Resident services	Other resident services initiative	King County Housing Authority	Passage Point Conditional Housing Program	2013-1	2013	2013			Ongoing	The YWCA conducts outreach directly in prisons and correctional facilities to engage participants and refer them to Passage Point. Once housed at Passage Point, supportive services are available on-site to help residents rebuild their lives and successfully reunify with their children. Residents who have successfully completed the service program and regain custody of their children may submit a graduation packet for KCHA's Public Housing program. These households will be given priority placement on the waitlist.
Resident services	Other resident services initiative	King County Housing Authority	Incentive Payments to Section 8 Participants to Leave the Program	2010-11	2010				Not yet implemented	Offer incentive payments to families receiving less than \$100 per month in HAP to voluntarily withdraw from the program
Resident services	Other resident services initiative	Louisville Metropolitan Housing Authority	Broader Use of MTW Funds: Public Housing Sublease Agreement YouthBuild Louisville	29-2015	2015				Ongoing	The activity is an agreement with YouthBuild Louisville to allow YBL to sublease public housing units temporary housing for low-income program participants who are experiencing homelessness. LMHA will lease up to three 2-bedroom apartments for participants (and their families) and facility space for the YouthBuild program. Units will be provided to YouthBuild Louisville on an as needed basis.
Resident services	Other resident services initiative	Louisville Metropolitan Housing Authority	Public Housing Sublease Agreement with Catholic Charities	25-2010	2010		x		On hold	this activity has been tabled. HUD OGC investigated the use of public housing as emergency housing for victims of human trafficking and found that it was not feasible under MTW to permit families who could not produce valid identification to live in public housing communities. This activity will remain on hold until such time that HUD OGC and LMHA find resolution, allowing victims of human trafficking to receive much-needed housing assistance.
Resident services	Other resident services initiative	Portage Metropolitan Housing Authority	Transitional Housing Vouchers	HCV-8	2012	2012			Ongoing	PMHA has designated up to 48 vouchers for use as a transitional housing voucher, permitting one year of non-renewable voucher assistance, supplemented with supportive services intended to move the families to self sufficiency during the year. This program served as a replacement for a transitional housing program formerly located in one of its public housing developments, but which proved costly for unit turnovers and experienced cuts in supportive service provision.
Resident Services	Other resident services initiative	Housing Authority of Baltimore City	2015-19. Energy Conservation Utility Allowance	2015-19	2015				Not yet implemented	HABC will use MTW block grant funds to purchase and install low-flow toilets free of charge for those landlords who choose to participate in the water audit and installation of the water flow restrictive devices.
Resident Services	Other Resident Services Initiative	Delaware State Housing Authority	2000-B1: MTW Savings Account and Disbursements	2000 B1	2000	2000			Ongoing	This initiative makes work pay and cap rent, with all funds over the cap up to the 35% limit placed in a savings account for the MTW participant.
Resident Services	Other Resident Services Initiative	District of Columbia Housing Authority	2004-2: Designation of Elderly-Only Properties	2	2004	2004			Ongoing	No description provided
Resident Services	Other Resident Services Initiative	District of Columbia Housing Authority	Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment	19	2011				Not yet implemented	No description provided
Resident Services	Other Resident Services Initiative	District of Columbia Housing Authority	2005: Security Deposit Guarantee Program	1.7.05	2005			2010	Closed out	No description provided
Resident Services	Other Resident Services Initiative	District of Columbia Housing Authority	2005: Streamlining Resident Community Service	3.3.05	2005	2005		2012	Closed out	No description provided
Resident Services	Other Resident Services Initiative	Philadelphia Housing Authority	2011-2: Community Service Policy	2011-2	2011			2013	Closed out	No description provided

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
Resident Services, Development	Local Non-Traditional Program (Service Provision)	Philadelphia Housing Authority	2011-1: Partnership Programs Initiative	2011-1	2011	2012			Ongoing	This initiative builds on the previously approved Unit-Based Leasing and Development Program and allows PHA to leverage PHA and partner resources to provide housing options and related health care, educational, and/or other necessary services to low-income families and individuals
Resident services; Occupancy policy	Alternate FSS program; Mandatory FSS policy	Keene Housing	Resident Self-Reliance (RSR) Program	1999.05.S5	1999	2000			Ongoing	The RSR program provides service coordination and case management to help families become financially stable. The program is required for all non-elderly, non-disabled households enrolled in the Stepped Subsidy program. Elderly and Disabled households that elect to enroll in the Stepped Subsidy program are also required to participate in the program. The program serves approximately 100 households per year.
		Atlanta Housing Authority	\$125 Minimum Rent	1	2005				Ongoing	
		Atlanta Housing Authority	30% of Adjusted Income	2	2008				Ongoing	
		Atlanta Housing Authority	4 to 1 Elderly Admissions Policy at AHA's High-Rise Communities	3	2005				Ongoing	
		Atlanta Housing Authority	Accessibility and 504 / ADA	4	2005				Ongoing	
		Atlanta Housing Authority	Acquisitions	5	2005				Ongoing	
		Atlanta Housing Authority	Administration of HCVP Waiting List	6	2007				Ongoing	
		Atlanta Housing Authority	Affordable Assisted Living Demonstration	7	2005				Ongoing	
		Atlanta Housing Authority	Affordable Fixed Rent	8	2003				Ongoing	
		Atlanta Housing Authority	Affordable Flat Rent Demonstration	9	2005		2009		On hold	
		Atlanta Housing Authority	Aging Well Program	10	2011				Ongoing	
		Atlanta Housing Authority	AHA Annual Budget and Previous Year's Expenditures	11	2005				Ongoing	
		Atlanta Housing Authority	AHA Submarket Payment Standards	12	2006				Ongoing	
		Atlanta Housing Authority	AHA4You Customer and Community Relations	13	2008				Ongoing	
		Atlanta Housing Authority	Annual Contributions Contract Waiver	14	2004				Ongoing	
		Atlanta Housing Authority	Annual Recertification Re-engineering (Housing Choice Supporting Projects - Participant Services)	15	2008				Ongoing	
		Atlanta Housing Authority	ARRA Funds	16	2010			2012	Closed out	
		Atlanta Housing Authority	Asset Management Systems	17	2006				Ongoing	
		Atlanta Housing Authority	Asset Management Under the New Operating Subsidy Rule	18	2008				Ongoing	
		Atlanta Housing Authority	Atlanta Community Scholars Awards (ACSA)	19	2006				Ongoing	
		Atlanta Housing Authority	Automated Collections Process (Re-engineering Housing Choice Operations)	20	2008		2008		On hold	
		Atlanta Housing Authority	Automated Hearing Database (Housing Choice Supporting Projects - Participant Services)	21	2008				Ongoing	
		Atlanta Housing Authority	Automated Outbound Portability Billing (Housing Choice Supporting Projects - Participant Services)	22	2009				Ongoing	
		Atlanta Housing Authority	Business Transformation	23	2010				Ongoing	
		Atlanta Housing Authority	CATALYST Resource Guide	24	2006				Ongoing	
		Atlanta Housing Authority	Choice Neighborhoods Implementation Grant	25	2013				Ongoing	
		Atlanta Housing Authority	Clean and Safe Environment Requirement	26	2005				Ongoing	



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		Atlanta Housing Authority	Client Education Seminars	27	2007				Ongoing	
		Atlanta Housing Authority	Client Services	28	2005				Ongoing	
		Atlanta Housing Authority	Comcast Cable Partnership	29	2006				Ongoing	
		Atlanta Housing Authority	Communications Plan	30	2006				Ongoing	
		Atlanta Housing Authority	Comprehensive Graduation Program	31	2012				Ongoing	
		Atlanta Housing Authority	Comprehensive Homeownership Program	32	2007				Ongoing	
		Atlanta Housing Authority	Consulting Services	33	2013				Ongoing	
		Atlanta Housing Authority	Contract Administration	34	2006				Ongoing	
		Atlanta Housing Authority	Corporate Culture Project	35	2006				Ongoing	
		Atlanta Housing Authority	Customer Community Relations Center	36	2008				Ongoing	
		Atlanta Housing Authority	Deconcentration Strategy	37	2005				Ongoing	
		Atlanta Housing Authority	Developing Alternative & Supportive Housing Resources	38	2005				Ongoing	
		Atlanta Housing Authority	Document Management Automation	39	2007				Ongoing	
		Atlanta Housing Authority	Early Childhood Learning Initiative	40	2012				Ongoing	
		Atlanta Housing Authority	Elderly Designated Housing	41	2008				Ongoing	
		Atlanta Housing Authority	Elderly Income Disregard	42	2005				Ongoing	
		Atlanta Housing Authority	Endowment Fund for Human Development Services	43	2013				Ongoing	
		Atlanta Housing Authority	Energy Management Initiative	44	2008				Ongoing	
		Atlanta Housing Authority	Enhanced Accessibility Initiative	45	2007				Ongoing	
		Atlanta Housing Authority	Enhanced Business Systems (Lease / Family Obligation Document Enforcement, Enhanced Criminal Screening and Health and Safety Standards)	46	2006				Ongoing	
		Atlanta Housing Authority	Enhanced Housing Marketing	47	2008				Ongoing	
		Atlanta Housing Authority	Enhanced Inspection Standards	48	2005				Ongoing	
		Atlanta Housing Authority	Enhanced Relocation Procedures and Database Enhancements	49	2006				Ongoing	
		Atlanta Housing Authority	Enterprise Resource Planning (ERP) Solution	50	2010				Ongoing	
		Atlanta Housing Authority	Expand Supportive Housing Initiatives	51	2014				Ongoing	

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		Atlanta Housing Authority	Fee-Based Contract Administration	52	2006				Ongoing	
		Atlanta Housing Authority	Fee-For-Service Methodology	53	2006				Ongoing	
		Atlanta Housing Authority	Financial Management	54	2010				Ongoing	
		Atlanta Housing Authority	Financial Operations	55	2005				Ongoing	
		Atlanta Housing Authority	Gap financing	56	2011				Ongoing	
		Atlanta Housing Authority	Good Neighbor Program II	57	2005				Ongoing	
		Atlanta Housing Authority	Homeownership Standards	58	2006				Ongoing	
		Atlanta Housing Authority	Housing Assistance Payments (HAP) Contract Update	59	2013				Ongoing	
		Atlanta Housing Authority	Housing Choice Budget Utilization Benchmark	60	2005				Ongoing	
		Atlanta Housing Authority	Housing Choice Community Advisory Group (Financial and Business Operations)	61	2010				Ongoing	
		Atlanta Housing Authority	Housing Choice Fair Market Rent Standards	62	2006				Ongoing	
		Atlanta Housing Authority	Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering	63	2007			2008	Closed out	
		Atlanta Housing Authority	Housing Choice Fixed Subsidy Initiative	64	2007				Ongoing	
		Atlanta Housing Authority	Housing Choice Inspection Fees	65	2006		2008		On hold	
		Atlanta Housing Authority	Housing Choice Landlord Certification and Training	66	2006		2008		On hold	
		Atlanta Housing Authority	Housing Choice Operating System (Housing Choice Supporting Projects - Financial and Business Operations)	67	2010				Ongoing	
		Atlanta Housing Authority	Housing Choice Voucher Program HAP Abatement Policy	68	2011				Ongoing	
		Atlanta Housing Authority	Housing Choice Voucher Related MTW Income	69	2005				Ongoing	
		Atlanta Housing Authority	Housing Marketing	70	2008				Ongoing	
		Atlanta Housing Authority	Human Development Life-cycle Strategies	71	2013				Ongoing	
		Atlanta Housing Authority	Human Development Services	72	2005				Ongoing	
		Atlanta Housing Authority	Human Resources Development	73	2006				Ongoing	
		Atlanta Housing Authority	Human Services Management	74	2006				Ongoing	
		Atlanta Housing Authority	Identity of Interest (IOI) Implementation Protocol	75	2008				Ongoing	
		Atlanta Housing Authority	Individual Development Accounts (IDAs)	76	2005		2009		On hold	
		Atlanta Housing Authority	Innovative Subsidy Strategies for AHA's Affordable Communities providing Housing for Seniors and Residents with Disabilities	77	2008				Ongoing	
		Atlanta Housing Authority	John O. Chiles Annex Supportive Housing Pilot	78	2008				Ongoing	
		Atlanta Housing Authority	Landlord Eligibility and Performance Standards	79	2012				Ongoing	
		Atlanta Housing Authority	Landlord Relationship Management (Housing Choice Supporting Projects - Landlord Services)	80	2010				Ongoing	
		Atlanta Housing Authority	Leasing Incentive Fee (LIF)	81	2008				Ongoing	
		Atlanta Housing Authority	Local Asset Management Program (LAMP)	82	2010				Ongoing	

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		Atlanta Housing Authority	Long-term Strategic Planning	83	2013				Ongoing	
		Atlanta Housing Authority	Low Income Operating Subsidy and Related Income	84	2007				Ongoing	
		Atlanta Housing Authority	Mark-to-Market Program	85	2006				Ongoing	
		Atlanta Housing Authority	Master Database of Real Estate Owned Portfolio	86	2012				Ongoing	
		Atlanta Housing Authority	Media Management	87	2006				Ongoing	
		Atlanta Housing Authority	Mixed Income Communities "Working Laboratory Initiative"	88	2006				Ongoing	
		Atlanta Housing Authority	MTW Benchmarking Study	89	2005				Ongoing	
		Atlanta Housing Authority	MTW Mixed-Finance Closing Procedures Protocol	90	2005				Ongoing	
		Atlanta Housing Authority	Next Generation Solutions Project	91	2006				Ongoing	
		Atlanta Housing Authority	Non-Elderly Disabled Income Disregard	92	2011				Ongoing	
		Atlanta Housing Authority	Operational Enhancements (Housing Choice Supporting Projects - Housing Assistance Payments Contracting)	93	2010				Ongoing	
		Atlanta Housing Authority	Organizational Capabilities including AHA University	94	2013				Ongoing	
		Atlanta Housing Authority	Organizational Initiatives	95	2006				Ongoing	
		Atlanta Housing Authority	Oversight of Turnkey III Assets	96	2006			2009	Closed out	
		Atlanta Housing Authority	Participant Relationship Management (Housing Choice Supporting Projects - Participant Services)	97	2010				Ongoing	
		Atlanta Housing Authority	Performance-based Inspections for Multi-family Properties	98	2012				Ongoing	
		Atlanta Housing Authority	Permanent Designated Housing	99	2005				Ongoing	
		Atlanta Housing Authority	Place-Based and People-Based De-concentration Plan / Strategy	100	2005				Ongoing	
		Atlanta Housing Authority	Place-Based Supportive Services Strategy Pilot	101	2006				Ongoing	
		Atlanta Housing Authority	Policy Changes (Housing Choice Supporting Projects - Participant Services)	102	2010				Ongoing	
		Atlanta Housing Authority	Port Administration Re-engineering	103	2006				Ongoing	
		Atlanta Housing Authority	Pre-Qualification of Units (Re-engineering Housing Choice Operations)	104	2008		2009		On hold	
		Atlanta Housing Authority	Pre-Relocation Client Education	105	2008			2010	Closed out	
		Atlanta Housing Authority	Private Sector Innovation	106	2006				Ongoing	
		Atlanta Housing Authority	Process for Project Based Rental Assistance Developer Selection	107	2008				Ongoing	
		Atlanta Housing Authority	Procurement Enhancements	108	2008				Ongoing	
		Atlanta Housing Authority	Program Flexibility for Special Purpose Vouchers Protocol	109	2008				Ongoing	
		Atlanta Housing Authority	Program Moves (Housing Choice Supporting Projects - Participant Services)	110	2006				Ongoing	

Activity category	Activity	PHA	Init Name	Init #	Plan year	Implementation year	on hold year	closed out year	Status	Description
		Atlanta Housing Authority	Program Performance Indicators (Housing Choice Supporting Projects - Program Support)	111	2009				Ongoing	
		Atlanta Housing Authority	Project Based Accounting and Financial Systems	112	2006				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance as a Strategic Tool	113	2005				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance for Supportive Housing	114	2006				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance Inside of Mixed Income Communities	115	2006				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance Mental Health Demonstration	116	2006				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance Regional Expansion Program	117	2008				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance Site Based Administration	118	2008				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance Site & Neighborhood Standards	119	2008				Ongoing	
		Atlanta Housing Authority	Project Based Rental Assistance Special Needs Demonstration Program	120	2006				Ongoing	
		Atlanta Housing Authority	Project Based Voucher as a Development Tool	121	2005				Ongoing	
		Atlanta Housing Authority	Project Based Voucher On-Site Administration (Housing Choice Voucher Administration Reform)	122	2007				Ongoing	
		Atlanta Housing Authority	Proposed Land Transactions and Sale of Assets	123	2006				Ongoing	
		Atlanta Housing Authority	Quality of Life (QLI) Initiative	124	2007			2010	Closed out	
		Atlanta Housing Authority	Rapid Response Team	125	2008				Ongoing	
		Atlanta Housing Authority	Re-engineering Property Owner / Vendor Process (Re-engineering Housing Choice Operations)	126	2008				Ongoing	
		Atlanta Housing Authority	Re-engineering the Housing Choice Voucher Program	127	2007				Ongoing	
		Atlanta Housing Authority	Reformulating the Subsidy Arrangement in AHA-Sponsored Mixed-Income, Mixed-Finance Communities including Centennial Place	128	2005				Ongoing	
		Atlanta Housing Authority	Relocation Policies (Re-engineering Housing Choice Operations)	129	2005				Ongoing	
		Atlanta Housing Authority	Rent Reasonableness	130	2007				Ongoing	
		Atlanta Housing Authority	Rent Simplification / AHA Standard Deductions	131	2007				Ongoing	
		Atlanta Housing Authority	Re-Occupancy Process	132	2008				Ongoing	
		Atlanta Housing Authority	Replacement Housing Factor Funds	133	2008				Ongoing	
		Atlanta Housing Authority	Reposition and Expand Property Management Strategy for AHA-Owned Residential Communities	134	2008				Ongoing	
		Atlanta Housing Authority	Resident Survey	135	2013				Ongoing	
		Atlanta Housing Authority	Resource Development to Support Family Success	136	2004				Ongoing	
		Atlanta Housing Authority	Responsible Relocation	137	2011				Ongoing	

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		Atlanta Housing Authority	Revitalization Program	138	2006				Ongoing	
		Atlanta Housing Authority	School Attendance Requirement	139	2005				Ongoing	
		Atlanta Housing Authority	Service Provider Network	140	2006				Ongoing	
		Atlanta Housing Authority	Setting Market Rents Under Housing Choice; Fixed Subsidy	141	2006				Ongoing	
		Atlanta Housing Authority	Single Family Home Rental Demonstration	142	2005				Ongoing	
		Atlanta Housing Authority	Single Family Unit Residency / Homeownership Standards	143	2012				Ongoing	
		Atlanta Housing Authority	Staff Capacity (Housing Choice Supporting Projects - Participant Services)	144	2006				Ongoing	
		Atlanta Housing Authority	Stakeholder Education and Engagement Initiative	145	2010				Ongoing	
		Atlanta Housing Authority	Standards for Residency in Single Family Homes	146	2013		2008		On hold	
		Atlanta Housing Authority	Statement of Corporate Policies (SCP) Governing the Leasing and Residency of Assisted Apartments (Statement of Corporate Policies)	147	2006				Ongoing	
		Atlanta Housing Authority	Statement of Policies for Supportive Housing	148	2005				Ongoing	
		Atlanta Housing Authority	Statement of Policies Governing the Housing Choice Tenant-Based Program (Statement of Housing Choice Policies)	149	2012				Ongoing	
		Atlanta Housing Authority	Streamlining Property-Level Operations	150	2005				Ongoing	
		Atlanta Housing Authority	Subsidy Conversion	151	2005				Ongoing	
		Atlanta Housing Authority	Subsidy Layering Review and Approval	152	2005				Ongoing	
		Atlanta Housing Authority	Supportive Services for Persons with Mental Disabilities	153	2010				Ongoing	
		Atlanta Housing Authority	Tax Credit Compliance Model	154	2012				Ongoing	
		Atlanta Housing Authority	Technology Solutions (Housing Choice Supporting Projects - Housing Assistance Payments Contracting & Landlord Services)	155	2005				Ongoing	
		Atlanta Housing Authority	Technology SolutionsNOTE: See Housing Choice Operating System (Housing Choice Supporting Projects - Financial and Business Operations)	156	2010				Ongoing	
		Atlanta Housing Authority	Thriving Family Index	157	2007				Ongoing	
		Atlanta Housing Authority	Transforming All Conventional Public Housing Assisted Communities to Market Rate, Mixed-Income Communities	158	2012				Ongoing	
		Atlanta Housing Authority	Utility Assistance Payment (UAP) Bankcards (Housing Choice Supporting Projects - Program Support)	159	2005				Ongoing	
		Atlanta Housing Authority	Use of MTW Funds	160	2008				Ongoing	
		Atlanta Housing Authority	Utility Allowance Waiver	161	2007			2010	Closed out	
		Atlanta Housing Authority	Veterans Supportive Housing	162	2013				Ongoing	
		Atlanta Housing Authority	Video Call Down System	163	2005			2011	Closed out	
		Atlanta Housing Authority	Violence Against Women Act (VAWA)	164	2007				Ongoing	

Activity category	Activity	PHA	Init Name	Init #	Plan year	implementation year	on hold year	closed out year	Status	Description
		Atlanta Housing Authority	Work/Program Requirement	165	2005				Ongoing	